

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: *Metropolitan Development and Housing Agency*

PHA Number: *TN 37 P005*

PHA Fiscal Year Beginning: *10/2000*

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ *The mission of the Metropolitan Development and Housing Agency is to serve the citizens of Metropolitan Nashville by:*

- Providing affordable housing opportunities in a safe environment*
- Revitalizing and maintaining neighborhoods and a strong urban core*
- Forming effective partnerships to maximize social and economic opportunities*

The mission shall be accomplished by a fiscally responsible, creative organization committed to excellence in public service.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing

Objectives:

- ☒ Apply for additional rental vouchers: *500 new tenant-based vouchers*
- ☐ Reduce public housing vacancies: *vacancy rate is already less than 2%*
- ☒ Leverage private or other public funds to create additional housing opportunities: *through HOPE VI, create 500 mixed finance units*
- ☐ Acquire or build units or developments
- ☐ Other (list below)

- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) *Second year advisory score was 89.9 as corrected, 90.5 as appealed; the physical inspection score will be targeted.*
 - ☒ Improve voucher management: (SEMAP score) *initial SEMAP advisory score not available yet*
 - ☒ Increase customer satisfaction *by special training for Applications and Section 8 staff*
 - ☒ Concentrate on efforts to improve specific management functions: *strengthen Section 8 voucher unit inspections, improve inspection results on public housing Physical Condition Standards inspections conducted by Agency staff and by HUD contract inspectors under PHAS.*
 - ☒ Renovate or modernize public housing units: *Cheatham Place and J. C. Napier Homes to be modernized, followed by several of the high rises.*
 - ☒ Demolish or dispose of obsolete public housing: *demolish 550 units at Preston Taylor under the HOPE VI program*
 - ☒ Provide replacement public housing: *Provide 288 ACC replacement units under the HOPE VI program for Preston Taylor Homes.*
 - ☒ Provide replacement vouchers: *Provide 200 vouchers to replace Preston Taylor units.*
 - ☒ Other: (list below): *Apply for HOPE VI funding for at least one other family development.*
- ☒ PHA Goal: Increase assisted housing choices
Objectives:
- ☒ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords: *goal of 50 new landlords within the five years of this plan*
 - ☐ Increase voucher payment standards
 - ☒ Implement voucher homeownership program: *goal of 15 new homeowners per year*
 - ☒ Implement public housing or other homeownership programs: *100 units in connection with the Preston Taylor HOPE VI*
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
- Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *utilization of lower flat rents at four hard-to-lease family developments.*
 - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☒ Implement public housing security improvements: *engage security consultant to reassess effectiveness of Agency security resources.*
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☒ Other: (list below) *Refer participants to landlords that have units in non-impacted areas.*

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families: *MDHA will conduct Life Skill Classes for residents of Public Housing quarterly, will post job listings at all family developments, and will continue to make referrals to such major employers as Opry Mills.*
 - ☒ Provide or attract supportive services to improve assistance recipients' employability: *Agency will provide office space at minimal or no cost for service provider agencies. Agency will continue partnerships with Welfare to Work agencies (such as Nashville Urban League, Nashville Career Advancement Center, and DHS), providing case management, job referrals, and such supportive services as transportation, counseling, and drug treatment.*
 - ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities. *The Agency will maintain partnerships with AmeriCorps, the Mental Health Cooperative, and the Meharry School of Medicine, and Metro Teachers Transportation Services to provide services to these residents; we will also maintain social service coordinators at each high rise and will provide homemaker services for frail elderly and disabled residents who are not able to maintain their own homes*

☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *The Agency will retrofit public housing units with fixtures and equipment necessary to accommodate the needs of residents with specific disabilities.*
 - ☒ Other: (list below) *Refer Section 8 participants to landlords that have units in non-impacted areas.*

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☒ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

MDHA has been rated by HUD as a “high performer” each year under the Public Housing Management Assessment Program (“PHMAP”) and undertook an extensive Strategic Planning program in the Fall of 1995. Therefore, the Annual Plan largely reflects a continuation of current policies and procedures other than changes which have been made necessary by the Quality Housing and Work Responsibility Act of 1998 (“QHWRA”)(for example, flat rents, the pet policy, Section 8 homeownership, etc.). This Plan also describes the proposed utilization of new Capital Fund allocations (i.e., modernization funds) and Drug Elimination Program funds.

MDHA has previously adopted the “one strike and you’re out” policies for applicant screening and lease enforcement in both the public housing and Section 8 programs. The previous Federal preferences for admission to these programs were replaced by local preferences, which favor households with stable employment histories. This preference may be impacted in the Section 8 program by the provision in QHWRA that 75% of new participants in that program be households with incomes below 30% of the median household income. In public housing, MDHA has designated three high-rises for occupancy by the elderly only (rather than by mixed populations): I. W. Gernert Homes, Carleen Waller Manor, and Edgefield Manor; no further designations are under consideration at this time.

An analysis was made in July of 1999 of the relative income mixes in each of the housing developments and no disparity was noted at that time which would have necessitated a deconcentration strategy. However, because of differences in the ease of leasing

apartments in certain development, flat rents were adopted which were lower than existing ceiling rents at four developments (James A. Cayce Homes, Sam Levy Homes, Tony Sudekum Homes, and John Henry Hale Homes) and higher than existing ceiling rents for Scattered Site housing. This policy should also serve to maintain the relative income equality among the various family housing developments.

By the start of the new program year, the reconstruction work should be complete in the Vine Hill HOPE VI program, and should be underway in the Preston Taylor HOPE VI program; the Preston Taylor program is being implemented in phases, and both the on-site and off-site improvements will take three or more years to complete. MDHA intends to apply for future HOPE VI funding, but not during this program year.

In the Section 8 program, all current Certificates will be converted to Vouchers within the next year, providing considerable more flexibility for the participants. Also, a homeownership option will be made available to qualified Section 8 participants; initially, that option will be made available only to participants in the Family Self-Sufficiency program.

Fiscal Year 2000 Capital Fund resources (estimated at \$10,321,992) will primarily be focused on the second phase of comprehensive modernization for the J. C. Napier Homes, on completing the installation of sprinkler systems in the hi-rises, and on roof replacements at Cheatham Place, Edgehill Homes, Madison Towers, Parthenon Towers, and some of our older scattered site housing units. In future years, comprehensive modernization is scheduled to be completed at J. C. Napier Homes and Andrew Jackson Courts (2001) and to be initiated at Edgefield Manor, I. W. Gernert, and Cumberland View (2002), at Madison Towers (2003), and at Parthenon Towers and Parkway Terrace (2004).

Fiscal Year 2000 drug elimination funds (estimated at \$1,377,047) will be focused on four family developments (James A. Cayce Homes, Parkway Terrace, Sam Levy Homes, and Cumberland View), with possible extension into three others (Tony Sudekum Homes, J. C. Napier Homes, and John Henry Hale Homes). Funded activities will include enhanced law enforcement and drug prevention and intervention programs similar to those which the Agency and its partners have provided in previous years under this program. The partnering agencies include Project Reflect, Juvenile Court, Metro Parks, the YMCA, Project SEE, EGT, and the Nashville Career Advancement Center. The programs are designed to attract residents of all ages, with a particular concentration on youth.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A Admissions Policy for Deconcentration (tn005a01)
- B FY 2000 Capital Fund Program Annual Statement and 5-Year Action Plan (tn005b01)
- C Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) (tn005c01)

D Implementation of Public Housing Resident Community Service Requirements
(Ttn005d01)

Optional Attachments:

- E PHA Management Organizational Chart (tn005e01)
 F Public Housing Drug Elimination Program (PHDEP) Plan (tn005f01)
 G Capital Fund Needs Assessment (tn005g01)
 H Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (tn005h01)
☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: (<i>Impediments Analysis</i>) Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program (<i>available in June of 2000</i>)	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	

	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing (<i>For Vine Hill and for Preston Taylor</i>)	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing (<i>Vine Hill and Preston Taylor</i>)	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the	Annual Plan: Conversion of Public Housing

	1996 HUD Appropriations Act	
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency (<i>Nashville Career Advancement Center</i>)	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	<i>Local Preference Determination Form</i>	
X	<i>Criminal History records Check Request form</i>	
X	<i>Board resolution adopting public housing minimum rent</i>	
X	<i>Apartment Lease for Public Housing</i>	
X	<i>Lease Addendum: Pets in Family Developments</i>	
X	<i>Housing Market Analysis for Nashville-Davidson County</i>	
X	<i>MDHA Capitalization Policy (Finance)</i>	
X	<i>MDHA Check Signing Policy (Finance)</i>	
X	<i>Cash Management and investment Policy (Finance)</i>	
X	<i>Employee Personnel Policy (November 1999)</i>	
X	<i>Employee Safety Manual</i>	
X	<i>Bloodborne Disease Plan</i>	
X	<i>Procurement, Inventory, and Disposition Handbook</i>	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of *Households* in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	25,780	4	3	3	2	3	5
Income >30% but <=50% of AMI	17,160	5	5	3	2	3	4
Income >50% but <80% of AMI	22,950	4	4	2	2	3	3
Elderly	11,615	4	4	2	3	1	2
Families with Disabilities	1,184	4	4	2	4	2	2
White	67,174	4	3	3	2	3	2
African-American	26,139	4	3	3	2	3	3
Hispanic	948	3	3	2	2	3	3
Other Ethnic	1,568	4	3	3	2	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction
Indicate year: 1999 (Note: Overall needs in rows 1 through 3 in the above table are based on this)
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset (Note: Overall needs in the remaining rows are based on Census data)
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
	# of families	% of total families	Annual Turnover
Waiting list total	1,385		1,223
Extremely low income <=30% AMI	1,047	76%	
Very low income (>30% but <=50% AMI)	137	10%	
Low income (>50% but <80% AMI)	185	13%	
Families with children	1,271	92%	
Elderly families	13	1%	
Single/non-elderly	31	2%	
Families with Disabilities	66	5%	
White	149	10%	
African-American	1,233	89%	
American Indian	1	0.5%	
Other	2	0.5%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>16 Months</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing : (As of March 9, 2000)			
	# of families	% of total families	Annual Turnover
Waiting list total	273		1700
Extremely low income <=30% AMI	203	74%	

Housing Needs of Families on the Waiting List			
Very low income (>30% but <=50% AMI)	33	12%	
Low income (>50% but <80% AMI)	37	14%	
Families with children	178	66%	
Elderly families	17	6%	
Families with Disabilities	72	26%	
White	69	25%	
African-American	201	74%	
American Indian	1	0.5%	
Other	2	0.5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	114	42%	
2 BR	106	39%	
3 BR	47	15%	
4 BR	7	3%	
5 BR	3	1%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: Vine Hill HOPE VI			
	# of families	% of total families	Annual Turnover
Waiting list total	621		
Extremely low income <=30% AMI	290	47%	
Very low income			

Housing Needs of Families on the Waiting List			
(>30% but <=50% AMI)	274	44%	
Low income (>50% but <80% AMI)	57	9%	
Families with children	535	86%	
Elderly families	24	4%	
Families with Disabilities	62	10%	
White	110	18%	
African-American	511	82%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	105	17%	
2 BR	307	49%	
3 BR	209	34%	
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? <i>13 months (since August 1999)</i></p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (<i>Former Vine Hill residents</i>)</p>			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance. *Use of bank and/or bond financing to purchase and retain affordable rental units*
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
☒ Staffing constraints
☒ Limited availability of sites for assisted housing
☐ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☐ Influence of the housing market on PHA programs
☒ Community priorities regarding housing assistance
☒ Results of consultation with local or state government
☒ Results of consultation with residents and the Resident Advisory Board
☒ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	18,514,497	
b) Capital Public Housing Fund	10,914,553	
c) Capital Fund (Replacement Housing)	271,321	
d) HOPE VI Revitalization	N/A	
e) HOPE VI Demolition	N/A	
f) Annual Contributions for Section 8 Tenant-Based Assistance	19,600,000	
g) Public Housing Drug Elimination Program (including any Technical Assistance funds)	1,435,166	
h) Resident Opportunity and Self-Sufficiency Grants	N/A	
i) Community Development Block Grant	N/A	
j) HOME	N/A	
j) Public Housing Supportive Service	350,000	PH Supportive Service
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) 1999 Comprehensive Grant	11,800,000	PH Capital Improve.
b) HOPE VI for Preston Taylor	35,000,000	P Housing Capital Improvements and Supportive Services
c) HOPE VI for Vine Hill		
3. Public Housing Dwelling Rental Income	9,750,000	PH Operations
4. Other income (list below)		
Pub Housing Investment Income	800,000	PH Operations
Pub Housing Misc. Income	500,000	PH Operations
4. Non-federal sources (list below)		
Total resources	109,499,039	

Because this financial resources statement was prepared based on very preliminary funding estimates and while grant applications had not yet been submitted or reviewed,

we specifically reserve the right to change this statement based on later, more accurate information.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: *Eligibility established at application.*

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping (*based on previous landlord reports*)
- ☒ Other: *Record check of former MDHA residents.*

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

On items d and e, such record checks are not requested on all applicants but only on those who indicate on their application that they have an out-of-state criminal record.

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists (*For Vine Hill HOPE VI site only*)
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☒ PHA development site management office (*For Vine Hill HOPE VI only*)
- ☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 1

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? 2 (*Community-wide and Vine Hill*)

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☒ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☐ Two
- ☒ Three or More

b. ☐ Yes ☒ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: *At the Vine Hill HOPE site, only one offer is made.*

(4) Admissions Preferences

a. Income targeting:

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☐ Substandard housing
- ☒ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or

through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

4 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- N/A Substandard housing
- 3 Homelessness
- N/A High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- N/A Veterans and veterans’ families
- N/A Residents who live and/or work in the jurisdiction
- N/A Those enrolled currently in educational, training, or upward mobility programs
- N/A Households that contribute to meeting income goals (broad range of incomes)
- N/A Households that contribute to meeting income requirements (targeting)
- N/A Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- N/A Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA’s Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site-based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☒ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☒ Adoption or adjustment of ceiling/flat rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts

☒ List (any applicable) developments below: *James Cayce Homes, Sam Levy Homes, Tony Sudekum Homes, and John Henry Hale Homes*

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

☒ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☒ Criminal or drug-related activity only to the extent required by law or regulation

☐ Criminal and drug-related activity, more extensively than required by law or regulation

☐ More general screening than criminal and drug-related activity (list factors below)

☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

Record checks for c and d only if applicant indicates out-of-state criminal record.

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug-related activity
☐ Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: *Based on a request from the Voucher holder, MDHA will grant an extension if the applicant has demonstrated serious effort to find a unit which can pass the HQS inspection.*

(4) Admissions Preferences

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing (*Cases referred by the Metropolitan Codes Department*)
- ☒ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

4 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 3 Homelessness
- N/A High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- N/A Veterans and veterans' families
- N/A Residents who live and/or work in your jurisdiction

- N/A Those enrolled currently in educational, training, or upward mobility programs
- N/A Households that contribute to meeting income goals (broad range of incomes)
- N/A Households that contribute to meeting income requirements (targeting)
- N/A Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- N/A Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one) *Not applicable*

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
- ☒ Other (list below) *Notification to welfare agencies and service providers.*

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50 (\$30)

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☒ For the earned income of a previously unemployed household member

☒ For increases in earned income

☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

☐ For household heads

☐ For other family members

☐ For transportation expenses

☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one) (*MDHA is making a transition from ceiling rents to flat rents*)

☒ Yes for all developments

☐ Yes but only for some developments

☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☒ For all developments

☐ For all general occupancy developments (not elderly or disabled or elderly only)

☐ For specified general occupancy developments

☐ For certain parts of developments; e.g., the high-rise portion

☐ For certain size units; e.g., larger bedroom sizes

☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☒ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☒ Other (list below) *When there is a change in the composition of the household.*

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☒ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☐ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50 (\$40)

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	6,260	1,705
Section 8 Vouchers	1,087	175
Section 8 Certificates	2,961	1,020
Section 8 Mod Rehab	308	110
Special Purpose Section 8 Certificates/Vouchers (list individually)	Shelter Plus Care: 229 allocated 399 under lease	
Public Housing Drug Elimination Program (PHDEP)	1,569	430

Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)

Housing Management Manual, Comprehensive Maintenance Plan

- (2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- ☒ PHA main administrative office
 - ☒ PHA development management offices
 - ☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing

procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as the first portion of Attachment "B."

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan as a portion of Attachment "B."

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: *Vine Hill*
2. Development (project) number: *TN 37 P005 010*
3. Status of grant: (select the statement that best describes the current status)
☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☒ Activities pursuant to an approved Revitalization Plan underway

1. Development name: *Preston Taylor Homes*
2. Development (project) number: *TN 37 P005 008*
3. Status of grant: (select the statement that best describes the current status)
☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☒ Activities pursuant to a *conditionally* approved Revitalization Plan underway (*February 4, 2000*)

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- ☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Mixed-finance as part of HOPE VI at Preston Taylor

- ☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: <i>Preston Taylor Homes</i>
1b. Development (project) number: <i>TN 37 P005 008</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> <i>There was both a demolition and a disposition application.</i> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: <i>(March 24, 2000)</i>
5. Number of units affected: <i>550</i>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>05/2000</i>

b. Projected end date of activity 12/2003

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development names: <i>Edgefield Manor, I. W. Gernert,, Carleen Waller Manor</i>
1b. Development (project) numbers: <i>TN 5-13, TN 5-14, and TN 5-28A</i>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: <i>(02/17/95)</i>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan

<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <i>1,254</i>
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total developments

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment?
<input type="checkbox"/> Assessment underway
<input type="checkbox"/> Assessment results submitted to HUD
<input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)
<input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)
<input type="checkbox"/> Conversion Plan in development
<input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)

<input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management

Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: 1b. Development (project) number:	
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☒ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

- ☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
 If yes, list criteria below: *Initially, participants must be enrolled in the Family Self-Sufficiency program.*

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

(see Attachment E)

1. Cooperative agreements:

- ☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☒ Other (describe): *Contract to provide Fresh Start and Job Search classes.*

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☒ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Economic Development-Self sufficiency: training and employment program providing supportive services such as child care and transportation</i>	<i>200</i>	<i>Residents of Preston Taylor Homes</i>	<i>1. Development office 2. West Nashville Workforce Center</i>	<i>Public Housing</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 01/31/2000)
Public Housing	0	39
Section 8	88	120

* MDHA has served 131 families in this program.

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8
Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP
and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☐ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

James A Cayce Homes, Sam Levy Homes, Preston Taylor Homes, Parkway Terrace, Cumberland View, John Henry Hale Homes, Tony Sudekum Homes, and J. C. Napier Homes.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below)
Continuing contract for the Special Task Force of Metro Police Department (assigned exclusively to public housing), undercover police operations as needed, enforcement of one-strike policies for applicants and residents.

2. Which developments are most affected? (list below)

James A Cayce Homes, Sam Levy Homes, Preston Taylor Homes, Parkway Terrace, Cumberland View, John Henry Hale Homes, Tony Sudekum Homes, and J. C. Napier Homes.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

James A Cayce Homes, Sam Levy Homes, Preston Taylor Homes, Parkway Terrace, Cumberland View, John Henry Hale Homes, Tony Sudekum Homes, and J. C. Napier Homes.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☒ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment "F")

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - ☐ Not applicable
 - ☐ Private management
 - ☒ Development-based accounting
 - ☐ Comprehensive stock assessment
 - ☒ Other: (list below) *Referenced elsewhere is our Capital Fund Needs Assessment*

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☒ Attached at Attachment "H."
- ☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
- ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: *Metropolitan Government of Nashville and Davidson County, Tennessee*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

Note: MDHA prepared both the Consolidated Plan and the Agency Plan

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
See Actions and Programs directed to Affordable Housing Priority Needs #1,2, and 3 as described on pages 67 through 69 of the Consolidated Plan and the Public Housing Strategy described on pages 91 through 94.

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Anti-Poverty Strategy and the Affordable Housing Strategy described in the Plan provide for a continuum of support for persons from homelessness, through

TANF and subsidized housing and into homeownership and self-sufficiency; Public Housing and Section 8 form part of this continuum, and CDBG, HOME and other Metro programs provide support for households graduating out of the subsidized housing programs. There is an usually collaborative relationship between the goals and strategies of the PHA Plan and the jurisdiction's Consolidated Plan since they are both developed by and administered by the same Agency.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

In the Resident Satisfaction Survey conducted by HUD in August/September of 1999, two elements required a follow-up plan because of the numerical score on the survey results: Safety (62%) and Neighborhood Appearance (58%). Our responses to these sectors of the survey are as follow:

Safety

Without specific survey results, it is difficult to formulate a follow-up plan (was it locks, lights, police response, etc.?). Vandal=proof lights have been installed at 3 developments; more will be done as modernization proceeds. A new contract with the police department will provide special undercover operations in certain developments, in addition to the extra security provided through the DEG programs and through the special task force funded through the Capital Fund. Date to be completed: September 30, 2000. Sources of Funding: Capital Fund, PHDEP, Operating Fund.

Neighborhood Appearance

Again, without information on the actual survey results (what concerns at what developments?), a targeted response is not possible. Decorative shrubs were planted throughout the developments this fall as part of an on-going landscaping program. All of the parking areas were repaved or resealed this fall. Abandoned vehicles are towed weekly. Unannounced site tours are conducted by the HM Director and by the Executive Director throughout the year with site appearance concerns relayed immediately to site staff. Even with recently increased resident fees for trash by the unit, on-site maintenance staff spend about 30% of their time doing daily grounds cleaning. Date to be completed: September 30, 2000. Source of Funding: Operating Fund.

19. Definition of "Substantial Deviation" and "Significant Amendment or Modification"

[24 CFR Part 903.7(r)]

“Significant Amendment or Modification” will be considered to include such changes, prompted by neither emergency conditions nor changes in Federal requirements, which are proposed by MDHA:

- 1) any rent calculation policies affecting income exclusions and disregards and changes in percentage rents (but not including computation of revised flat rents);*
- 2) additions of a Capital Fund work item (construction work) which was not included in the five-year Needs Assessment (A&E fees for such items would not be included);*
- 3) any change in demolition, disposition, or unit conversion plans affecting 10 or more units.*

MDHA initiated the planning process, including opportunities for resident and public participation, more than six months before the beginning of the program year covered by the Plan. While Operating Fund revenues could be reasonably estimated, Capital Fund and PHDEP allocations were in considerable doubt. Therefore, the Agency does not consider adjustments to these programs, including deferral or advancing of activities from one year to another, resulting from notification of actual fund allocations to be a “Significant Amendment or Modification.” Further, the substitution within the Capital Fund of activities within the Needs Assessment for activities proposed for the current one-year plan would not be considered a “Significant Amendment or Modification. Changes in polices or procedures which are necessary to comply with changes in statutory or HUD regulatory requirements will not be considered as significant amendments.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A	Deconcentration Policy
Attachment B	FY2000 Capital Fund Program Annual Statement and 5 Year Action Plan
Attachment C	Most recently approved Operating Budget
Attachment D	Management Organizational Chart
Attachment E	Community Service and Family Self-Sufficiency Requirement
Attachment F	Public Housing Drug Elimination Program Plan

Attachment G

Capital Fund Needs Assessment

Attachment H

Resident Advisory Board and Public Hearing

Attachment A
Metropolitan Development and Housing Agency
Deconcentration Admissions Policy

In June of 1999, the Board of Commissioners adopted the following Resolution, setting forth the Agency's Deconcentration Policy as required by HUD's February 18, 1999 Notice providing initial guidance on implementation of the Quality Housing and Work Responsibility Act of 1998. The Policy was developed based on a statistical analysis of income ranges within each of the Agency's family and high-rise housing developments

Resolution No. 104-99

"Whereas, the Quality Housing and Work Responsibility Act of 1998 requires housing authorities to compare the relative tenant incomes of each housing development and to consider policies and incentives which would bring higher income residents into lower income developments and vice versa; and

Whereas, the average tenant incomes of all the Agency's housing developments approximate only \$6,270, or 13 percent of the area median income; and

Whereas, the Agency has analyzed tenant incomes at each of the Agency's developments as of June of this year and has found only minor differences in average incomes; now therefore be it

RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency that no income disparity needing corrective incentives has been identified at this time; and

RESOLVED that the Agency staff is directed to continue to monitor the income characteristics of the Agency's housing developments to detect any trends toward income concentrations; and

RESOLVED that the Agency staff is directed to prepare a rent structure of flat rents and/or percentage-income rents by development which could be implemented when needed to provide incentives for the income deconcentration of residents."

Attachment B
Metropolitan development and Housing Agency
Annual Statement
Replacement Housing Factor (RHF) Part 1: Summary

Capital Fund Grant Number **TN43R00550100** FFY of Grant Approval: (10/2000)

☒ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations (to address Agency wide PHAS items)	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	50,000
8	1440 Site Acquisition	20,000
9	1450 Site Improvement	30,000
10	1460 Dwelling Structures	171,321
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	271,321
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conseration Measures	

Annual Statement

Replacement Housing Factor (RHF) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	Fees & Costs	1430	50,000
HA-Wide	Site Acquisition for development of two duplex units for development of replacement units lost to 5-8 Preston Taylor demolition. To be developed in the adjacent neighborhoods.	1440	20,000
HA-Wide	Site improvements including utilities, walks, fencing, drives and landscaping.	1450	30,000
HA-Wide	Development of two duplex units for replacement units lost to 5-8 Preston Taylor. To be developed in the adjacent neighborhoods.	1460	171,321

Annual Statement**Replacement Housing Factor (RHF) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-Wide	9/2002	9/2003

Annual Statement

Capital Fund Program (CFP) Part 1: Summary

Capital Fund Grant Number **TN43P00550100**

FFY of Grant Approval: (10/2000)

☒ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations (to address Agency wide PHAS items)	664,137
3	1408 Management Improvements	868,055
4	1410 Administration	490,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	700,000
8	1440 Site Acquisition	
9	1450 Site Improvement	582,000
10	1460 Dwelling Structures	7,164,361
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	46,000
13	1475 Nondwelling Equipment	300,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	100,000
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	10,914,553
21	Amount of line 20 Related to LBP Activities	320,000
22	Amount of line 20 Related to 504 Compliance	150,000
23	Amount of line 20 Related to Security	547,836
24	Amount of line 20 Related to Energy Conseration Measures	210,500

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	Operations	1406	664,137
HA-Wide	Staff Maintenance Training	1408	21,000
HA-Wide	Residents Relocation Coordinator & Benefits	1408	63,219
HA-Wide	Model Housekeeping Program	1408	21,000
HA-Wide	Special Police Task Force	1408	446,513
HA-Wide	Security Coordinator & Benefits	1408	101,323
HA-Wide	NCIC Applications Check	1408	10,000
HA-Wide	Data Processing Software & Training	1408	205,000
HA-Wide	Data Processing & Communications Hardware	1475	200,000
HA-Wide	Central Maintenance Equipment	1475	100,000
HA-Wide	Administrative	1410	490,000
HA-Wide	Fees & Costs	1430	700,000
HA-Wide	Resident Relocation For Development Renovations	1495.1	100,000
TN037P005002 J.C. Napier Homes	Phase II Renovation of Development, including site work, paving fencing, exterior utilities and grounds improvements	1450	582,000
	Phase II Interior Renovation of Development, including replace interior finishes floors & walls, replace interior, exterior, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems, exterior roofs, trim, gutters & down spouts and lead abatement	1460	5,170,861
TN037P005011 Cheatham Place	Replace 35 Building Roofs	1460	400,000
	Replace Management Roof	1470	46,000
TN037P005017 Edgehill Homes	New Roofs, Canopy & Column Repairs	1460	210,000
TN037P005020 Madison Towers	Roof Replacement	1460	95,000
TN037P005021 Parthenon Towers	Roof Replacement	1460	150,000
TN037P005024 Vine Hill Towers	Install Building Sprinkler System	1460	700,000
TN037P005025 Scattered Sites	New Roofs & Leaf Guards for 35 Buildings	1460	140,000
TN037P005027 Scattered Sites	New Roofs & Leaf Guards for 23 Buildings	1460	103,500
TN037P005028 Carleen B. Waller	Install Building Sprinkler System & Windows	1460	195,000

Annual Statement**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
TN037P005002 J.C. Napier Homes	9/2002	9/2003
TN037P005017 Edgehill Homes	9/2002	9/2003
TN037P005020 Madison Towers	3/2002	9/2003
TN037P005021 Parthenon Towers	3/2002	9/2003
TN037P005024 Vine Hill Towers	3/2002	9/2003
TN037P005025 Scattered Sites	3/2002	9/2003
TN037P005027 Scattered Sites	3/2002	9/2003
TN037P005028 Carleen B. Waller	3/2002	9/2003

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
HA-Wide	PHA- Wide Management Improvements	N/A	N/A
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Staff Maintenance Training		116,000	2001-2005
Residents Relocation Coordinator & Benefits		272,738	2001-2005
Model Housekeeping Program		93,000	2001-2005
Special Police Task Force		2,018,015	2001-2005
Security Coordinators & Benefits		448,939	2001-2005
NCIC Applications Check		40,000	2001-2005
Data Processing Software & Training		820,000	2001-2005
Data Processing & Communications Hardware		800,000	2001-2005
Central Maintenance		400,000	2001-2005
Administrative		1,950,000	2001-2005
Fees & Costs		2,000,000	2001-2005
Total estimated cost over the next 5 years		8,958,692	
Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TN037P005002	J.C. Napier Homes	4	0.008
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Phase III Renovations			
Resident relocation		96,000	2001-2002
Lead Paint Abatement		240,000	2001-2002
Site work renovations, parking, pavement, fencing, exterior utilities, landscaping and walk repairs.		361,500	2001-2002
Renovate interiors including finishes, floors, walls, doors, kitchens, baths, electrical systems and exterior roofs, windows, screens, exterior doors & storm doors		3,448,725	2001-2002
Total estimated cost over the next 5 years		4,146,225	
Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TN037P005004	James A. Cayce Homes	3	0.01
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Window replacement for 252 apartments which includes 31 buildings		882,000	2003
Total estimated cost over the next 5 years		882,000	
Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development

		Units	
TN037P005009	James A. Cayce Homes	0	0
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Heater replacement with salvaged heaters from the Preston Taylor demolition project		150,000	2001
Total estimated cost over the next 5 years		150,000	
Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TN037P005012	Andrew Jackson Courts	0	0
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Phase II Renovations			
Resident relocation		40,000	2001-2002
Lead Paint Abatement		76,000	2001-2002
Site work renovations, parking, pavement, fencing, exterior utilities, landscaping and walk repairs.		286,000	2001-2002
Renovate interiors including finishes, floors, walls, doors, kitchens, baths, electrical systems and exterior roofs, windows, screens, exterior doors & storm doors		2,131,800	2001-2002
Non-Dwelling Structures renovations		969,000	2001-2002
Total estimated cost over the next 5 years		3,502,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN037P005013	Edgefield Manor	4	0.01	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Phase I Renovations				
Resident Relocation			40,000	2003-2004
Lead Paint Abatement			80050	2003-2004
Site Improvements			340,000	2003-2004
Interior Renovations including flooring, baths, kitchens, heaters, electrical, windows and doors.			4000670	2003-2004
Unit Conversions			310,000	
Total estimated cost over the next 5 years			4,770,720	
Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN037P005014	I. W. Gernert Homes	13	0.07	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Phase I Renovations				
Resident Relocation			25,000	2003
Interior Renovations including finishes, flooring, baths, kitchens, HVAC, electrical, and doors			1,100,000	2003
Add laundromat			235,150	2003
Unit conversions			62,486	2003
Total estimated cost over the next 5 years			1,422,636	
Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN037P005016	Cumberland View	3	0.01	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Phase II Renovations				
Resident relocation			120,000	2002
Lead paint abatement			337,500	2002
Interior renovations including finishes, flooring, walls, doors kitchens, baths, plumbing, electrical, heaters, windows & screens			4,992,000	2002
Exterior renovations, walks, railings, clothes line poles and grounds refurbishment			380,141	2002
Total estimated cost over the next 5 years			5,829,641	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN037P005020	Madison Towers	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Renovations				
Resident Relocation			25,000	2004
Interior Renovations including finishes, flooring, baths, kitchens, HVAC, electrical, and doors			2,560,000	2004
Add laundromat			292,500	2004
Unit conversions			600,000	2004
Total estimated cost over the next 5 years			3,477,500	
Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN037P005021	Parthenon Towers	3	0.01	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Renovations				
Resident Relocation			32,000	2005
Interior Renovations including finishes, flooring, baths, kitchens, HVAC, electrical, and doors			2,380,000	2005
Add laundromat			256,200	2005
Unit conversions			623,641	2005
Total estimated cost over the next 5 years			3,291,841	
Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN037P005022	Parkway Terrace	4	0.03	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Renovations				
Resident relocations			50,000	2005
Interior renovations including flooring, finishes, baths, heating, interior & exterior doors, window repairs			2,100,000	2005
Exterior site work including playground woor, site landscaping, walks & railing			185,000	2005
Total estimated cost over the next 5 years			2,335,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN037P005024	Vine Hill	4	0.02	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building roof replacement			150,000	2001
Total estimated cost over the next 5 years			150,000	
Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN037P005030	Scattered Sites	1	0.02	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building roof replacements & cover trim			110,000	2001
Total estimated cost over the next 5 years			110,000	
Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN037P005031	Scattered Sites	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building roof replacements & cover trim			100,000	2001
Total estimated cost over the next 5 years			100,000	

Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Attachment C

OMB-Approval No. 2577-0026 (10/31/97)

Public reporting burden for this collection of information is estimated 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U. S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission Original	b. Fiscal Year Ending 9/30/2001	c. No. of months (check one) <input checked="" type="checkbox"/> X 12 mo. <input type="checkbox"/> Other (specify) _____	d. Type of HUD Assisted project(s) 01 <input checked="" type="checkbox"/> X PHA/IHA-Owned Rental Housing 02 _____ IHA Owned Mutual Help Homeownership 03 _____ PHA/IHA Leased Rental Housing 04 _____ PHA/IHA Owned Turnkey III Homeownership 05 _____ PHA/IHA Leased Homeownership
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) Metropolitan Development and Housing Agency			
f. Address (city, State, zip code) 701 South Sixth Street, Nashville, Tennessee 37206			
g. ACC Number A-3777		h. PAS/LOCCS Project No. TN01500100S	i. HUD Field Office Nashville, Tennessee
j. No. of Dwelling Units 6,178	k. No. of Unit Months 74,136	m. No. of Projects 25	

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Year. 1999 PUM (2)	Rev. 1 Budget 2000 PUM (3)	REQUESTED BUDGET ESTIMATES			
					PHA/IHA ESTIMATES		HUD MODIFICATIONS	
					PUM (4)	AMOUNT (To Nearest \$10) (5)	PUM (6)	AMOUNT (To Nearest \$10) (7)
Homebuyers Monthly Payments for:								
010	7710	Operating Expenses						
020	7712	Earned Home Payments Account						
030	7714	Nonroutine Maintenance Reserve						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)	0.00	0.00	0.00	0		
050	7716	Excess (or Deficit) in Break-Even Amount						
060	7790	Homebuyers Monthly Payments (Contra)	0.00	0.00	0.00	0		
Operating Receipts								
070	3110	Dwelling Rentals	127.78	130.38	133.02	9,864,580		
080	3120	Excess Utilities	0.76	0.12	0.20	15,000		
090	3190	Nondwelling Rentals	0.27	0.27	0.70	52,150		
100	Total	Rental Income (sum of lines 070, 080, and 090)	128.81	130.77	133.92	9,931,730		
110	3610	Interest on General Fund Investments	15.04	10.79	13.08	970,000		
120	3690	Other Operating Receipts	11.69	7.15	7.36	546,050		
130	Total	Operating Income (sum of lines 100, 110, and 120)	155.54	148.71	154.37	11,447,780		
Operating Expenditures - Administration:								
140	4110	Administrative Salaries	50.89	56.55	55.85	4,141,590		
141	4111	Administrative Employee Benefit Cont.	14.17	16.69	16.69	1,237,690		
150	4130	Legal Expense	0.91	1.25	0.65	48,000		
160	4140	Staff Training	0.95	1.00	1.01	74,650		
170	4150	Travel	0.14	1.10	1.13	84,160		
180	4170	Accounting Fees	0.00	0.00	0.00	0.00		
190	4171	Auditing Fees	0.41	0.61	0.64	47,250		
200	4190	Other Administrative Expenses	14.79	15.51	17.74	1,315,880		
210	Total	Administrative Expense (sum of line 140 thru line 200)	82.26	92.71	93.71	6,949,220		
Tenant Services:								
220	4210	Salaries	3.79	5.90	5.68	421,220		
221	4211	Tenant Services Employee Benefit Cont.	1.06	1.74	1.50	111,280		
230	4220	Recreation, Publications and Other Services	2.51	2.78	2.78	206,080		
240	4230	Contract Costs - Training and Other		0.04	0.04	3,000		
250	Total	Tenant Services Expense (sum of lines, 220, 230 and 240)	7.36	10.46	10.00	741,580		
Utilities:								
260	4310	Water	30.18	35.83	36.39	2,699,000		
270	4320	Electricity	47.39	48.00	48.27	3,579,720		
280	4330	Gas	12.73	14.53	14.02	1,040,040		
290	4340	Fuel	0.00	0.00	0.00	0		
300	4350	Labor	0.00	0.00	0.00	0		
310	4390	Other utilities expense	1.64	1.70	1.69	125,000		
320	Total	Utilities Expense (sum of line 260 thru line 310)	91.94	100.06	100.37	7,443,760		

Name of PHA/IHA Metropolitan Development and Housing Agency				Fiscal year Ending 9/30/2001				
Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Year. 1998 PUM (2)	Rev. 1 Budget 2000 PUM (3)	REQUESTED BUDGET ESTIMATES			
					PHA/IHA ESTIMATES		HUD MODIFICATIONS	
					PUM (4)	AMOUNT (To Nearest \$10) (5)	PUM (6)	AMOUNT (To Nearest \$10) (7)
Ordinary Maintenance and Operation:								
330	4410	Labor	67.21	71.88	72.79	5,398,270		
331	4411	Ordinary Maintenance Employee Benefit Cont.	18.72	21.21	21.84	1,619,480		
340	4420	Materials	21.58	34.15	32.94	2,442,530		
350	4430	Contract Costs	14.23	18.32	23.04	1,708,730		
360	Total	Ordinary Maintenance & Operation (lines 330 to 350)	121.74	145.56	150.61	11,169,010		
Protective Services:								
370	4460	Labor	0.00	0.00	0.00	0.00		
380	4470	Materials	0.00	0.00	0.00	0.00		
390	4480	Contract Costs	2.10	4.13	3.61	268,000		
400	Total	Protective Services Expense (sum of lines 370 to 390)	2.10	4.13	3.61	268,000		
General Expense:								
410	4510	Insurance	5.52	6.31	6.45	478,100		
420	4520	Payments in Lieu of Taxes	0.65	0.11	0.11	8,000		
430	4530	Terminal Leave Payments	0.00	0.00	0.00	0		
450	4570	Bad Debts-Tenant Rents	6.80	4.78	5.55	411,800		
460	4590	Other General Expenses	3.11	0.23	0.23	17,250		
470	Total	General Expense (sum of lines 410 to 460)	16.08	11.43	12.34	915,150		
480	Total	Routine Expense (sum of lines 210,250,320,360,400,470)	321.48	364.35	370.64	27,486,720		
Rent for Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings	0.00	0.00	0.00	0		
500	Total	Operating Expense (sum of lines 480 and 490)	321.48	364.35	370.64	27,486,720		
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance	30.70	22.51	2.61	193,500		
520	7520	Replacement of Nonexpendable Equipment	26.62	5.12	19.63	1,455,790		
530	7540	Property Betterments and Additions		11.38	0.71	52,690		
540	Total	Nonroutine Expenditures (sum of lines 510,520 and 530)	57.32	39.01	22.95	1,701,980		
550	Total	Operating Expenditures (sum of lines 500 and 540)	378.80	403.36	393.59	29,188,700		
Prior year Adjustments:								
560	6010	Prior Year Adjustments Affecting Residual Receipts	(0.30)					
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.						
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus/minus 560 plus 570)	378.5	370.14	393.59	29,188,700		
590		Residual Receipts (Deficit) before HUD Contributions and provisions for operating reserve (line 130 minus line 580)	(222.96)	(221.43)	(239.22)	(17,740,920)		
HUD Contributions:								
600	8010	Basic Annual Contribution Earned-Leased/Current						
610	8011	Prior Year Adjustments-(Debit) Credit						
620	Total	Basic Annual Contribution (line 600 plus/minus line 610)						
630	8020	Contributions Earned-Op.Sub.-Cur. Yr.(before year-end adjustment)	261.78	242.93	280.07	20,769,967		
640		Mandatory PFS Adjustments (net):						
650		Other (specify): Energy Performance Contract	(29.90)	(24.14)	(30.41)	(2,255,470)		
660		Projected Savings for Debt Svs.						
670		Total Year-end Adjustments/Other (plus/minus 640 thru 660)						
680	8020	Total Operating Subsidy-current yr. (line 630 plus/minus 640 thru 670)	231.88	218.79	249.656	18,514,497		
690	Total	HUD Contributions (sum of lines 620 and 680)	231.88	218.79	249.656	18,514,497		
700		Residual Receipts (Deficit) (sum of line 590 plus line 690) Enter here and on line 810	8.92	(2.64)	10.43	773,577		

form HUD-52564 (3/95)

Name of PHA/IHA Metropolitan Development and Housing Agency		Fiscal year Ending 9/30/2001		
		Operating Reserve	PHA/IHA Estimates	HUD Modifications
		Part I - Maximum Operating Reserve - End of Current Budget Year		
740	2821	PHA/IHA-Leased Housing-Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564		

		Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End		
780		Operating Reserve at End of Previous Fiscal Year-Actual for FYE (date:) 9/30/99	Traditional HUD Basis 19,487,846	GAAP Basis 16,351,085
790		Provision for Operating Reserve-Current Budget Year (check one) __X__ Estimated for FYE 9/30/2000 (See Note Below) ____ Actual for	(3,109,954)	(3,109,954)
800		Operating Reserve at End of Current Budget Year (check one) __X__ Estimated for FYE 9/30/2000 ____ Actual for	16,377,892	13,241,131
810		Provision for Operating Reserve-Requested Budget Year Estimated for Enter Amount from line 700 FYE 9/30/2001	773,577	773,577
820		Operating Reserve at End of Requested Budget Year Estimated for (Sum of lines 800 and 810) 9/30/2001	17,151,469	14,014,708
		Operating Reserve Percentage - Traditional HUD Basis	124.8%	
830		Cash Reserve Requirement: _____% of line 480		

Comments:

FY 2000 Budget Revision No. 1:

Revision No. 1 for FY 2000 projected effect on reserve	(2,659,954)
Reserve for Vine Hill (HOPE VI)	(450,000)
Projected Deficit for FY 2000	(3,109,954)

PHA/IHA Approval

Name _____

Title _____

Signature _____ Date _____

Field Office Approval

Name _____

Title _____

Signature _____ Date _____

Attachment D

Metropolitan Development and Housing Agency

Implementation of Public Housing Community Service Requirements

The requirement for the 8 hours per month will begin with each resident lease signed or renewed effective on or after October 1, 2000. The community service requirement has already been written into the lease form, with guidance that the bases for exemption from the requirement are posted in the development office.

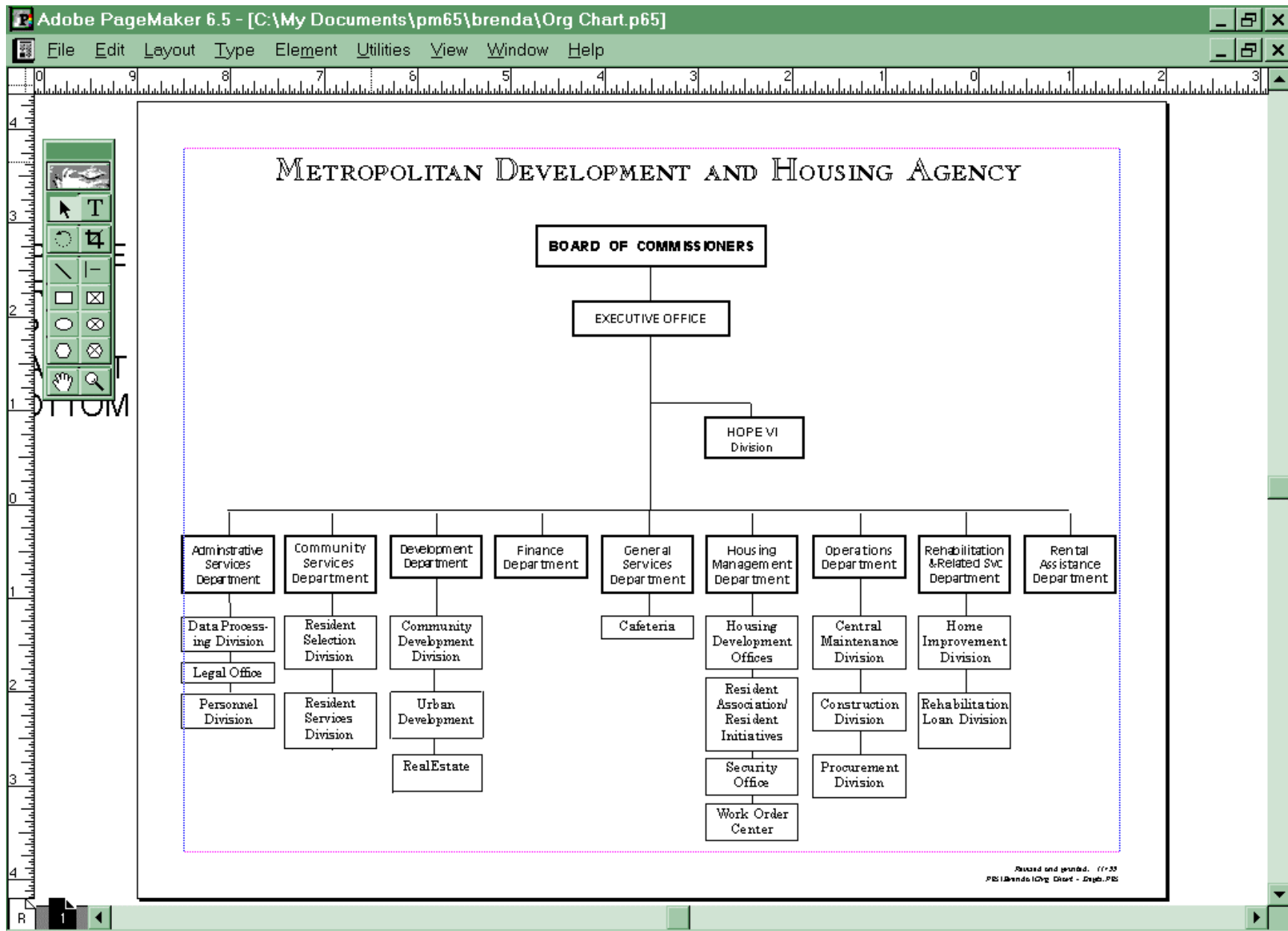
Determination of Exemption

Section 512 of the Public Reform Act specifies certain categories of exemption. MDHA will rely on documentation in the resident files to the extent possible on items such as age and disability. Documentation on receipt of welfare assistance or exemption from work requirements under the welfare program will be obtained from the Department of Human Services. Residents will need to provide documentation on other exemptions (engaged in work activities or certification by blind or disabled of inability to meet the service requirement).

Housing Management will provide all residents (other than all-elderly households) a written notice of the community service requirement, the basis for exemptions, how exemptions will be verified, and procedures for change in exempt status. At initial lease-up or at the annual recertification, MDHA will identify those individuals in the household who have been determined to be exempt and those who are presumed to be subject to the community service requirement. Those in the latter category who believe they should be exempt will have the opportunity to document their exemption (for example, the self-certification for disabled persons on their inability to meet the service requirements). If a resident who was subject to the community service requirement subsequently becomes exempt, it will be the responsibility of that resident to notify Housing Management of the change in status, and to provide such documentation as may be necessary.

Options for Satisfying the Requirement

The notification to each household will describe an economic self-sufficiency program which MDHA's Community Services Department will provide in four-hour increments twice a month at each housing development; Community Services staff conducting these programs will provide an attendance sheet or participation form to Housing Management to document the hours of participation for each resident. MDHA will also provide a listing of volunteer programs and activities provided by other agencies in which the residents can participate to fulfill this requirement, and will explain the type of verification which those agencies would have to provide to document the required hours of participation. It will be the responsibility of the resident to obtain verification from agencies or entities other than MDHA of the required hours of participation; the individual will not be allowed to self-certify the hours or participation.



Attachment E
Organizational Chart

Public Housing Drug Elimination Program Plan (final)

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$1,435,166

B. Eligibility type (Indicate with an “x”) N1_____ N2_____ R X

C. FFY in which funding is requested 2000

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

This plan represents a “continuum of care” approach including enhanced law enforcement, prevention programs and an intervention component. Local law enforcement personnel (Metro Police) will provide additional patrols at varying hours to supplement the baseline law enforcement services. Prevention activities will include substance abuse education, academic enrichment and tutoring, recreational/cultural activities, employment of residents with grant funding, and community mobilization and organization. The Intervention activities will include community events designed to identify families or individual residents dealing with substance abuse problems, to provide follow-up support and to make referrals for treatment. Expected outcomes include levels of participation, frequency of activities, employment of residents and a positive impact on selected crime statistics, all of which will be tracked by a Professional Evaluator, an Evaluation Task Force, and an Advisory Council representing all agencies participating in the grant.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
James A. Cayce Homes	738	1,938
Parkway Terrace	125	427
Sam Levy Homes	480	1,533
Cumberland View	226	732
*John Henry Hale Homes	498	1,349
*Tony Sudekum Homes	443	1,369
*J.C. Napier Homes	480	1,093

*Although these three developments will be eligible for PHDEP grant activities, the primary focus of the Program initially will be the four developments listed in the first four lines above. Should circumstances develop that allow for or warrant extending grant activities into the three developments listed last, we will do so as needed.

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months X Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$1,590,750	TN43DEP0050195	-0-	GE	Complete
FY 1996	\$1,603,250	TN43DEP0050196	-0-	GE	Complete
FY 1997	\$1,679,860	TN43DEP0050197	-0-	GE	Complete
FY1998	\$1,681,680	TN43DEP0050198	\$ 322,438	None	11/19/00
FY 1999	\$1,377,047	TN43DEP0050199	\$1,300,916	None	12/31/01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

A consortium of agencies has been assembled to participate in PHDEP activities. These activities are designed to attract residents of all ages, interests and educational levels to become participants in the various programs. To promote academic enrichment and achievement, agencies such as Project Reflect, Project S.E.E., Juvenile Court, Metro Parks will present educational and tutorial opportunities to resident youths. Working with high-risk youths are agencies such as Juvenile Court and the YMCA. Employment training and opportunities will be achieved through programs sponsored by MDHA, EGT, and other participating agencies. The Meharry SISTER Program will facilitate identification and intervention for substance abusers. MDHA’s POWER curriculum will offer substance abuse and life skills education to all grant program participants. An Advisory Council, composed of representatives from all participating agencies and development residents, will meet monthly to coordinate grant activities and to address and solve any problems that develop. MDHA’s Education Specialist will monitor grant programs on a regular basis; a Professional Evaluator will lead the Evaluation Task Force in gathering and reviewing necessary data for the HUD semi-annual reports and in recommending changes as a result of reviewing this information.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2000</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$ 225,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	\$ 40,000
9160 - Drug Prevention	\$1,120,166
9170 - Drug Intervention	\$ 50,000
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$1,435,166

PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 Reimbursement of Law Enforcement					Total PHDEP Funding: \$225,000		
Goal(s) To reduce drug-related crime in public housing.							
Objectives		To provide enhanced police coverage.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Hire off duty police officers.	4,630	Public housing residents	1/1/01	12/31/02	\$225,000	\$20,000	Provide 6.5 FTE with PHDEP funding.

9120 Security Personnel Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							

9130 Employment of Investigators Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							

9140 Voluntary Tenant Patrol Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							

9150 Physical Improvements					Total PHDEP Funding: \$40,000		
Goal(s) To reduce drug-related crime in public housing.							
Objectives		To improve lighting and other physical deterrents					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Install outside lighting in high crime areas	700	Public housing residents	1/1/01	12/31/02	\$40,000	\$1,000	Lights installed; reduced crime; increased perception of resident safety

9160 Drug Prevention					Total PHDEP Funding: \$1,120,166		
Goal(s): To prevent the use of drugs by providing an array of prevention services.							
Objectives	1. MDHA will administer the grant to achieve the goals and objectives.						
	2. Provide educational programs to increase children’s academic skills.						
	3. Provide substance abuse education.						
	4. Provide recreational and cultural activities.						
	5. Provide employment readiness and job placement for youth and adult residents.						
	6. Employ residents with PHDEP funding.						
	7. Increase school attendance by providing a truancy reduction program, suspension school and bus program.						
	8. To reduce violent crime in delinquent youths.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Enhanced summer academic enrichment and after school tutoring during the school year.	100	Develop. Youth	1/1/01	12/31/02	\$156,258	\$72,920 from PREP and Project S.E.E.	75 development youth will be provided summer academic enrichment. 50 development youth will be provided after school tutoring. 25 preschool residents will receive reading and math skills in extended Head Start.
2. Deliver POWER curriculum	100	Residents who participate in PHDEP programs	1/1/01	12/31/02	See #9	See #9	8 POWER sessions will be delivered each month.
3. Recreational and cultural programs for children and youth	100	Develop. Children and youth	1/1/01	12/31/02	137,200	59,100 from Metro Parks & Gra-Mar Pirates	4 recreation classes will be given each month. 1 teen enrichment group will be held each week. 1 league sport will be done each year.

4. Positive Beginnings Program	20	Develop. Youth	1/1/01	12/31/02	113,200	20,000 from the YMCA	10 students will successfully complete program and not be arrested again within one year
5. Truancy Reduction Program	100	Develop. Children and youth	1/1/01	12/31/02	113,200	19,244 from Metro Juvenile Court	10% drop in truancy at targeted developments.
6. REP program	100	Residents	1/1/01	12/31/02	115,000	18,000 from EGT	3 events will be sponsored each month.
7. Working Smart Program	5	Adult residents	1/1/01	12/31/02	10,000	See #6	5 residents will complete the program and open their own businesses.
8. Youth Employment and Training	30	Develop. Youth	1/1/01	12/31/02	120,000	See #9	30 students will participate in 4 hours of training a week. 15 students will be employed during the summer
9. Grant administration and MDHA Programs (See #2, #8 and #9)	100	Residents Participating In Programs Only	1/1/01	12/31/02	355,308	44,000	File timely HUD reports. Contract with participating agencies in a timely manner. Be fiscally responsible.

9170 Drug Intervention					Total PHDEP Funding: \$50,000		
Goal(s): To reduce drug use by residents.							
Objectives		To identify and refer residents with alcohol and drug problems to appropriate treatment.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Provide outreach events	100	Adult and youth residents	1/1/01	12/31/02	50,000	6,000	2 events will be held each month

9180 Drug Treatment Not Applicable					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9190 Other Program Costs Not Applicable				Total PHDEP Funding: \$			
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$ 56,250	Activity 1	\$ 225,000
9120				
9130				
9140				
9150	Activity 1	\$ 10,000	Activity 1	\$ 40,000
9160	Activities 1-9	\$280,042	Activities 1-9	\$1,120,166
9170	Activity 1	\$ 12,500	Activity 1	\$ 50,000
9180				
9190				
TOTAL		\$358,792		\$1,435,166

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005001 James A. Cayce Homes

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	126,546
Parking Areas	366,700
Curbs and Gutters	34,600
Landscaping	48,000
Grading	76,500
Sewers	148,300
Water Lines	85,000
Gas Lines	77,200
Electrical System	565,000
Sub-soil Conditions	-
Playground and Tot-Lots	128,000
Miscellaneous	
Other: <u>Sewer cleanouts</u>	173,700
Other: <u>Sidewalk & rail repairs</u>	186,000
Other: <u>Backflow preventers & shut off valves</u>	142,500
Other: <u>Burm to conceal dumpsters</u>	165,000
Subtotal:	<u>2,323,046</u>

Dwelling Units	Estimated Cost
Structural Problems	128,000
Laundry Facilities/Hook-ups	-
Closets	-
Common Areas	-
Equipment Space	-
Tenant Storage Space	-
Roofing	350,000
Plumbing	399,500
Electrical	986,000
Heating	-
Air Conditioning	-

Lead-Based Paint, Asbestos, Etc.	197,000
Accessibility, 504, Etc.	89,540
Lighting Fixtures	-
Kitchens	463,200
Painting and Plastering	308,800
Flooring	529,000
Windows	186,000
Doors	308,800
Bathroom Renovation	462,200
Locks and Hardware	186,000
Appliances	312,480
Elevators	-
New Amenities	-
Other: _____	_____
Other: _____	_____
Other: _____	_____
Other: _____	_____
Subtotal:	4,906,520

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	789,000
Maintenance Building/Space	347,000
Community Building/Space	86,000
Laundry Facilities	78,000
Subtotal:	1,300,000

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	34,860
Maintenance Equipment	165,000
Community Space Equipment	-
Computer Equipment	28,540
Automotive Equipment	66,850
Subtotal:	295,250

Development-Oriented Management Improvements	Estimated Cost
Specific Need <u>Bar code inventory system</u>	54,700
Specific Need _____	_____
Specific Need _____	_____

Subtotal:	54,700
TOTAL DEVELOPMENT NEEDS:	8,879,516

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005002 J. C. Napier Homes

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	168,000
Parking Areas	72,000
Curbs and Gutters	36,000
Landscaping	189,280
Grading	178,560
Sewers	410,880
Water Lines	288,000
Gas Lines	230,400
Electrical System	576,000
Sub-soil Conditions	-
Playground and Tot-Lots	172,000
Miscellaneous	
Other: <u>Sewer cleanouts</u>	120,000
Other: <u>Sidewalk & rail repairs</u>	132,000
Other: <u>Backflow preventers & shut off valves</u>	232,800
Other: <u>Burm to conceal dumpsters</u>	215,000
Subtotal:	3,020,920

Dwelling Units	Estimated Cost
Structural Problems	180,000
Laundry Facilities/Hook-ups	84,000
Closets	228,000
Common Areas	193,600
Equipment Space	-
Tenant Storage Space	-
Roofing	371,000
Plumbing	384,000
Electrical	720,000
Heating	1,200,000
Air Conditioning	-

Attachment G

Lead-Based Paint, Asbestos, Etc.	708,000
Accessibility, 504, Etc.	186,000
Lighting Fixtures	524,000
Kitchens	864,000
Painting and Plastering	792,000
Flooring	603,840
Windows	1,800,000
Doors	936,000
Bathroom Renovation	858,000
Locks and Hardware	228,000
Appliances	384,000
Elevators	-
New Amenities	
Other: Sidewalk repairs	246,000
Other: Fencing/repairs	151,520
Other: Backflow preventers & shut off valves	372,000
Other: Burm to conceal dumpsters	111,000
Subtotal:	12,124,960

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	225,000
Maintenance Building/Space	157,500
Community Building/Space	38,000
Laundry Facilities	382,500
Subtotal:	803,000

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	5,600
Maintenance Equipment	18,675
Community Space Equipment	3,500
Computer Equipment	5,800
Automotive Equipment	78,000
Subtotal:	111,575

Development-Oriented Management Improvements	Estimated Cost
Specific Need Bar code inventory system	47,000
Specific Need	
Specific Need	

Attachment G

Subtotal:	47,000
TOTAL DEVELOPMENT NEEDS:	16,107,455

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005003 Edgehill Homes

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	55,600
Parking Areas	65,000
Curbs and Gutters	24,000
Landscaping	65,000
Grading	56,000
Sewers	45,000
Water Lines	59,000
Gas Lines	50,000
Electrical System	85,000
Sub-soil Conditions	-
Playground and Tot-Lots	147,500
Miscellaneous	
Other: <u>Sidewalk & rail repairs</u>	35,000
Other: <u>Burm to conceal dumpsters</u>	110,000
Other: _____	
Other: _____	
Subtotal:	797,100

Dwelling Units	Estimated Cost
Structural Problems	65,000
Laundry Facilities/Hook-ups	24,000
Closets	65,600
Common Areas	85,000
Equipment Space	-
Tenant Storage Space	-
Roofing	252,000
Plumbing	62,000
Electrical	32,000
Heating	46,000
Air Conditioning	-

Attachment G

Lead-Based Paint, Asbestos, Etc.	-
Accessibility, 504, Etc.	53,860
Lighting Fixtures	32,740
Kitchens	82,000
Painting and Plastering	74,000
Flooring	65,000
Windows	176,000
Doors	76,000
Bathroom Renovation	97,000
Locks and Hardware	42,000
Appliances	90,000
Elevators	
New Amenities	
Other:	
Other:	
Other:	
Other:	
Subtotal:	1,420,200

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	24,500
Maintenance Building/Space	63,840
Community Building/Space	12,600
Laundry Facilities	378,000
Subtotal:	478,940

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	4,870
Maintenance Equipment	15,860
Community Space Equipment	3,870
Computer Equipment	4,870
Automotive Equipment	54,000
Subtotal:	83,470

Development-Oriented Management Improvements	Estimated Cost
Specific Need <u>Bar code inventory system</u>	41,000
Specific Need _____	
Specific Need _____	

Attachment G

Subtotal:	41,000
TOTAL DEVELOPMENT NEEDS:	2,820,710

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005004 James A. Cayce Homes

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	100,800
Parking Areas	126,000
Curbs and Gutters	27,850
Landscaping	43,860
Grading	51,200
Sewers	63,000
Water Lines	57,000
Gas Lines	75,600
Electrical System	302,400
Sub-soil Conditions	-
Playground and Tot-Lots	118,000
Miscellaneous	
Other: <u>Sewer cleanouts</u>	141,800
Other: <u>Sidewalk & rail repairs</u>	117,180
Other: <u>Backflow preventers & shut off valves</u>	165,000
Other: <u>Burm to conceal dumpsters</u>	170,000
Subtotal:	1,559,690

Dwelling Units	Estimated Cost
Structural Problems	165,000
Laundry Facilities/Hook-ups	49,800
Closets	162,000
Common Areas	617,400
Equipment Space	-
Tenant Storage Space	-
Roofing	215,000
Plumbing	117,180
Electrical	352,800
Heating	655,200
Air Conditioning	-

Attachment G

Lead-Based Paint, Asbestos, Etc.	207,900
Accessibility, 504, Etc.	72,600
Lighting Fixtures	21,540
Kitchens	630,000
Painting and Plastering	322,400
Flooring	201,600
Windows	882,000
Doors	226,800
Bathroom Renovation	453,600
Locks and Hardware	154,000
Appliances	201,600
Elevators	
New Amenities	
Other:	
Other:	
Other:	
Other:	
Subtotal:	5,708,420

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	175,000
Maintenance Building/Space	325,000
Community Building/Space	
Laundry Facilities	
Subtotal:	500,000

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	
Maintenance Equipment	
Community Space Equipment	
Computer Equipment	
Automotive Equipment	
Subtotal:	0

Development-Oriented Management Improvements	Estimated Cost
Specific Need	
Specific Need	
Specific Need	

Subtotal:

0

TOTAL DEVELOPMENT NEEDS:

7,768,110

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005005 Tony Sudekum Homes

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	155,050
Parking Areas	99,450
Curbs and Gutters	36,000
Landscaping	76,000
Grading	48,000
Sewers	28,000
Water Lines	36,000
Gas Lines	18,000
Electrical System	120,890
Sub-soil Conditions	-
Playground and Tot-Lots	78,000
Miscellaneous	
Other: <u>Fencing, rail/repairs</u>	118,000
Other: <u>Burm to conceal dumpsters</u>	110,000
Other: _____	
Other: _____	
Subtotal:	923,390

Dwelling Units	Estimated Cost
Structural Problems	139,230
Laundry Facilities/Hook-ups	55,250
Closets	121,550
Common Areas	39,000
Equipment Space	-
Tenant Storage Space	-
Roofing	280,000
Plumbing	69,000
Electrical	318,000
Heating	139,600
Air Conditioning	-

Attachment G

Lead-Based Paint, Asbestos, Etc.	129,000
Accessibility, 504, Etc.	79,000
Lighting Fixtures	46,000
Kitchens	159,000
Painting and Plastering	331,500
Flooring	140,000
Windows	172,000
Doors	43,000
Bathroom Renovation	198,000
Locks and Hardware	62,000
Appliances	353,600
Elevators	
New Amenities	
Other:	
Other:	
Other:	
Other:	
Subtotal:	2,874,730

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	39,000
Maintenance Building/Space	86,000
Community Building/Space	18,000
Laundry Facilities	427,200
Subtotal:	570,200

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	6,500
Maintenance Equipment	32,000
Community Space Equipment	4,100
Computer Equipment	8,900
Automotive Equipment	90,000
Subtotal:	141,500

Development-Oriented Management Improvements	Estimated Cost
Specific Need <u>Bar code inventory system</u>	55,000
Specific Need _____	
Specific Need _____	

Attachment G

Subtotal:	55,000
TOTAL DEVELOPMENT NEEDS:	4,564,820

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005006 John Henry Hale Homes

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	87,150
Parking Areas	174,700
Curbs and Gutters	42,000
Landscaping	175,000
Grading	58,000
Sewers	137,448
Water Lines	198,204
Gas Lines	323,700
Electrical System	89,000
Sub-soil Conditions	-
Playground and Tot-Lots	74,700
Miscellaneous	
Other: <u>Sidewalk, fencing & rail repairs</u>	165,000
Other: <u>Burm to conceal dumpsters</u>	210,000
Other: _____	
Other: _____	
Subtotal:	1,734,902

Dwelling Units	Estimated Cost
Structural Problems	170,700
Laundry Facilities/Hook-ups	57,270
Closets	194,000
Common Areas	89,000
Equipment Space	-
Tenant Storage Space	-
Roofing	74,000
Plumbing	321,900
Electrical	192,000
Heating	210,000
Air Conditioning	-

Attachment G

Lead-Based Paint, Asbestos, Etc.	-
Accessibility, 504, Etc.	47,000
Lighting Fixtures	71,000
Kitchens	219,120
Painting and Plastering	224,100
Flooring	165,000
Windows	62,000
Doors	448,200
Bathroom Renovation	298,800
Locks and Hardware	61,000
Appliances	273,900
Elevators	
New Amenities	
Other:	
Other:	
Other:	
Other:	
Subtotal:	3,178,990

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	48,520
Maintenance Building/Space	63,450
Community Building/Space	41,000
Laundry Facilities	425,000
Subtotal:	577,970

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	7,500
Maintenance Equipment	18,000
Community Space Equipment	5,860
Computer Equipment	6,500
Automotive Equipment	74,000
Subtotal:	111,860

Development-Oriented Management Improvements	Estimated Cost
Specific Need <u>Bar code inventory system</u>	57,270
Specific Need _____	
Specific Need _____	

Subtotal:	<u>57,270</u>
TOTAL DEVELOPMENT NEEDS:	<u>5,660,992</u>

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005007 Sam Levy Homes

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	110,400
Parking Areas	84,000
Curbs and Gutters	46,000
Landscaping	78,000
Grading	115,000
Sewers	65,000
Water Lines	103,200
Gas Lines	124,950
Electrical System	264,000
Sub-soil Conditions	-
Playground and Tot-Lots	165,000
Miscellaneous	
Other: <u>Sewer cleanouts</u>	120,000
Other: <u>Sidewalk, fencing & rail repairs</u>	215,000
Other: <u>Burn to conceal dumpsters</u>	205,000
Other: <u></u>	
Subtotal:	1,695,550

Dwelling Units	Estimated Cost
Structural Problems	60,000
Laundry Facilities/Hook-ups	40,800
Closets	76,000
Common Areas	89,000
Equipment Space	-
Tenant Storage Space	-
Roofing	103,200
Plumbing	176,000
Electrical	672,000
Heating	128,000
Air Conditioning	-

Attachment G

Lead-Based Paint, Asbestos, Etc.	83,000
Accessibility, 504, Etc.	72,000
Lighting Fixtures	42,000
Kitchens	360,000
Painting and Plastering	420,000
Flooring	89,000
Windows	115,000
Doors	398,400
Bathroom Renovation	395,000
Locks and Hardware	65,000
Appliances	288,000
Elevators	
New Amenities	
Other:	
Other:	
Other:	
Other:	
Subtotal:	3,672,400

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	18,000
Maintenance Building/Space	42,000
Community Building/Space	26,000
Laundry Facilities	432,000
Subtotal:	518,000

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	12,300.0
Maintenance Equipment	29,000.0
Community Space Equipment	6,200.0
Computer Equipment	8,900.0
Automotive Equipment	56,000.0
Subtotal:	112,400.0

Development-Oriented Management Improvements	Estimated Cost
Specific Need <u>Bar code inventory system</u>	53,600
Specific Need _____	
Specific Need _____	

Attachment G

Subtotal:	<u>53,600</u>
TOTAL DEVELOPMENT NEEDS:	<u>6,051,950</u>

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005008 Preston Taylor Homes

PHYSICAL NEEDS

Site Improvements

Estimated Cost

Streets and Roads

Parking Areas

Curbs and Gutters

Landscaping

Grading

Sewers

Water Lines

Gas Lines

Electrical System

Sub-soil Conditions

Playground and Tot-Lots

Miscellaneous

Other:

Other:

Other:

Other:

Subtotal:

0

Dwelling Units

Estimated Cost

Structural Problems

Laundry Facilities/Hook-ups

Closets

Common Areas

Equipment Space

Tenant Storage Space

Roofing

Plumbing

Electrical

Heating

Air Conditioning

Attachment G

Lead-Based Paint, Asbestos, Etc.

Accessibility, 504, Etc.

Lighting Fixtures

Kitchens

Painting and Plastering

Flooring

Windows

Doors

Bathroom Renovation

Locks and Hardware

Appliances

Elevators

New Amenities

Other:

Other:

Other:

Other:

Subtotal:

0

Non-Dwelling Structures**Estimated Cost**

Administrative Building/Space

325,000

Maintenance Building/Space

218,000

Community Building/Space

Laundry Facilities

Subtotal:

543,000

Non-Dwelling Equipment**Estimated Cost**

Office Furniture and Equipment

12,180

Maintenance Equipment

86,000

Community Space Equipment

-

Computer Equipment

8,900

Automotive Equipment

56,000

Subtotal:

163,080

Development-Oriented Management Improvements**Estimated Cost**Specific Need Bar code inventory system

51,000

Specific Need

Specific Need

Attachment G

Subtotal:	<u>51,000</u>
TOTAL DEVELOPMENT NEEDS:	<u>757,080</u>

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency
DEVELOPMENT NAME: TN37P005009 James A. Cayce Homes

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	58,600
Parking Areas	42,500
Curbs and Gutters	26,000
Landscaping	36,000
Grading	15,000
Sewers	62,400
Water Lines	32,000
Gas Lines	25,000
Electrical System	120,000
Sub-soil Conditions	-
Playground and Tot-Lots	47,000
Miscellaneous	
Other: <u>Fencing repairs</u>	17,500
Other: <u>Sewer cleanouts</u>	46,000
Other: <u>Sidewalk repairs</u>	64,000
Other: <u>Burm to conceal dumpsters</u>	120,000
Subtotal:	712,000

Dwelling Units	Estimated Cost
Structural Problems	54,200
Laundry Facilities/Hook-ups	-
Closets	-
Common Areas	-
Equipment Space	-
Tenant Storage Space	-
Roofing	104,000
Plumbing	175,000
Electrical	150,000
Heating	28,000
Air Conditioning	-

Attachment G

Lead-Based Paint, Asbestos, Etc.	87,500
Accessibility, 504, Etc.	39,000
Lighting Fixtures	-
Kitchens	60,000
Painting and Plastering	46,800
Flooring	95,600
Windows	32,000
Doors	72,000
Bathroom Renovation	140,000
Locks and Hardware	20,000
Appliances	80,000
Elevators	
New Amenities	
Other:	
Other:	
Other:	
Other:	
Subtotal:	1,184,100

Non-Dwelling Structures**Estimated Cost**

Administrative Building/Space
Maintenance Building/Space
Community Building/Space
Laundry Facilities

Subtotal:

0

Non-Dwelling Equipment**Estimated Cost**

Office Furniture and Equipment
Maintenance Equipment
Community Space Equipment
Computer Equipment
Automotive Equipment

Subtotal:

0

Development-Oriented Management Improvements**Estimated Cost**

Specific Need
Specific Need
Specific Need

Subtotal:

0

TOTAL DEVELOPMENT NEEDS:

1,896,100

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005011 Cheatham Place

PHYSICAL NEEDS

Site Improvements

Estimated Cost

Streets and Roads	52,100
Parking Areas	78,000
Curbs and Gutters	24,000
Landscaping	78,000
Grading	30,000
Sewers	24,000
Water Lines	18,000
Gas Lines	-
Electrical System	46,000
Sub-soil Conditions	-
Playground and Tot-Lots	118,000
Miscellaneous	
Other: <u>Sidewalk, fencing & railing repairs</u>	118,000
Other: <u>Burm to conceal dumpsters</u>	215,000
Other: _____	
Other: _____	

Subtotal: 801,100

Dwelling Units

Estimated Cost

Structural Problems	48,000
Laundry Facilities/Hook-ups	-
Closets	-
Common Areas	-
Equipment Space	-
Tenant Storage Space	-
Roofing	420,000
Plumbing	-

Electrical	-
Heating	-
Air Conditioning	-

Attachment G

Lead-Based Paint, Asbestos, Etc.	-
Accessibility, 504, Etc.	-
Lighting Fixtures	-
Kitchens	-
Painting and Plastering	60,000
Flooring	-
Windows	-
Doors	-
Bathroom Renovation	-
Locks and Hardware	-
Appliances	120,000
Elevators	
New Amenities	
Other:	-
Other:	-
Other:	-
Other:	-
Subtotal:	648,000

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	81,000
Maintenance Building/Space	186,000
Community Building/Space	43,000
Laundry Facilities	418,000
Subtotal:	728,000

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	8,000
Maintenance Equipment	23,000
Community Space Equipment	6,500
Computer Equipment	85,000
Automotive Equipment	48,000
Subtotal:	170,500

Development-Oriented Management Improvements	Estimated Cost
Specific Need <u>Bar code inventory system</u>	49,000
Specific Need _____	
Specific Need _____	

Attachment G

Subtotal:	49,000
TOTAL DEVELOPMENT NEEDS:	2,396,600

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005012 Andrew Jackson Courts

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	62,000
Parking Areas	86,000
Curbs and Gutters	24,000
Landscaping	72,000
Grading	61,000
Sewers	42,000
Water Lines	16,000
Gas Lines	-
Electrical System	32,000
Sub-soil Conditions	-
Playground and Tot-Lots	128,000
Miscellaneous	
Other: <u>Sidewalk, fencing & railing repairs</u>	105,000
Other: <u>Burm to conceal dumpsters</u>	210,000
Other: _____	
Other: _____	
Subtotal:	838,000

Dwelling Units	Estimated Cost
Structural Problems	110,000
Laundry Facilities/Hook-ups	26,000
Closets	60,000
Common Areas	76,000
Equipment Space	-
Tenant Storage Space	-
Roofing	210,000
Plumbing	105,000
Electrical	165,000
Heating	98,000
Air Conditioning	-

Attachment G

Lead-Based Paint, Asbestos, Etc.	56,000
Accessibility, 504, Etc.	48,000
Lighting Fixtures	32,000
Kitchens	128,000
Painting and Plastering	196,000
Flooring	85,000
Windows	218,000
Doors	162,000
Bathroom Renovation	110,000
Locks and Hardware	46,000
Appliances	238,800
Elevators	
New Amenities	
Other: Sidewalk repairs	48,000
Other: Burm to conceal dumpsters	214,000
Other:	
Other:	
Subtotal:	2,431,800

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	236,000
Maintenance Building/Space	195,000
Community Building/Space	140,000
Laundry Facilities	398,000
Subtotal:	969,000

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	11,500
Maintenance Equipment	42,000
Community Space Equipment	7,500
Computer Equipment	8,900
Automotive Equipment	54,000
Subtotal:	123,900

Development-Oriented Management Improvements	Estimated Cost
Specific Need Bar code inventory system	52,000
Specific Need	
Specific Need	

Attachment G

Subtotal:	<u>52,000</u>
TOTAL DEVELOPMENT NEEDS:	<u>4,414,700</u>

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005013 Edgefield Manor

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	23,000
Parking Areas	-
Curbs and Gutters	15,000
Landscaping	48,000
Grading	15,000
Sewers	18,000
Water Lines	26,000
Gas Lines	-
Electrical System	19,000
Sub-soil Conditions	-
Playground and Tot-Lots	-
Miscellaneous	
Other: <u>Sidewalk & fencing repairs</u>	43,000
Other: <u>Burm to conceal dumpsters</u>	65,000
Other: <u>Upgrade security system</u>	58,000
Other: <u>Unit conversions from 0 bedroom</u>	396,000
Subtotal:	726,000

Dwelling Units	Estimated Cost
Structural Problems	89,000
Laundry Facilities/Hook-ups	-
Closets	370,000
Common Areas	330,000
Equipment Space	-
Tenant Storage Space	-
Roofing	18,000
Plumbing	118,000
Electrical	396,000
Heating	296,000
Air Conditioning	432,000

Attachment G

Lead-Based Paint, Asbestos, Etc.	132,000
Accessibility, 504, Etc.	115,000
Lighting Fixtures	46,870
Kitchens	268,000
Painting and Plastering	110,000
Flooring	94,000
Windows	226,800
Doors	123,000
Bathroom Renovation	396,000
Locks and Hardware	54,000
Appliances	132,000
Elevators	136,000
New Amenities	
Other: Unit conversions from 0 bedroom	850,000
Other:	
Other:	
Other:	
Subtotal:	4,732,670

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	28,000
Maintenance Building/Space	39,000
Community Building/Space	26,000
Laundry Facilities	296,000
Subtotal:	389,000

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	8,500
Maintenance Equipment	29,000
Community Space Equipment	6,500
Computer Equipment	8,900
Automotive Equipment	42,000
Subtotal:	94,900

Development-Oriented Management Improvements	Estimated Cost
Specific Need Bar code inventory system	26,000
Specific Need	
Specific Need	

Attachment G

Subtotal:	<u>26,000</u>
TOTAL DEVELOPMENT NEEDS:	<u>5,968,570</u>

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005014 I. W. Gernert Homes

PHYSICAL NEEDS

Site Improvements

Estimated Cost

Streets and Roads	48,000
Parking Areas	32,000
Curbs and Gutters	18,000
Landscaping	42,000
Grading	18,000
Sewers	126,000
Water Lines	89,000
Gas Lines	-
Electrical System	29,000
Sub-soil Conditions	-
Playground and Tot-Lots	-
Miscellaneous	
Other: <u>Sewer cleanouts</u>	120,000
Other: <u>Sidewalk, fencing & railing repairs</u>	86,000
Other: <u>Burn to conceal dumpsters</u>	65,000
Other: <u></u>	

Subtotal: 673,000

Dwelling Units

Estimated Cost

Structural Problems	110,000
Laundry Facilities/Hook-ups	52,000
Closets	110,000
Common Areas	215,000
Equipment Space	-
Tenant Storage Space	-
Roofing	115,000
Plumbing	81,000

Electrical	161,090
Heating	291,000
Air Conditioning	-

Attachment G

Lead-Based Paint, Asbestos, Etc.	85,000
Accessibility, 504, Etc.	76,000
Lighting Fixtures	48,000
Kitchens	233,000
Painting and Plastering	162,000
Flooring	184,000
Windows	218,000
Doors	189,000
Bathroom Renovation	286,000
Locks and Hardware	71,000
Appliances	121,000
Elevators	130,000
New Amenities	
Other: Unit conversions from 0 bedroom	624,861
Other: Upgrade security system	62,000
Other:	
Other:	
Subtotal:	3,624,951

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	29,800
Maintenance Building/Space	59,000
Community Building/Space	46,000
Laundry Facilities	420,000
Subtotal:	554,800

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	92,000
Maintenance Equipment	26,000
Community Space Equipment	7,500
Computer Equipment	8,500
Automotive Equipment	45,000
Subtotal:	179,000

Development-Oriented Management Improvements	Estimated Cost
Specific Need Bar code inventory system	26,000
Specific Need	
Specific Need	

Attachment G

Subtotal:	<u>26,000</u>
TOTAL DEVELOPMENT NEEDS:	<u>5,057,751</u>

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency
DEVELOPMENT NAME: TN37P005016 Cumberland View

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	65,000
Parking Areas	82,000
Curbs and Gutters	23,000
Landscaping	89,000
Grading	42,000
Sewers	90,000
Water Lines	68,000
Gas Lines	-
Electrical System	73,125
Sub-soil Conditions	-
Playground and Tot-Lots	136,000
Miscellaneous	
Other: <u>Sewer cleanouts</u>	135,000
Other: <u>Sidewalk, fencing & railing repairs</u>	150,625
Other: <u>Burn to conceal dumpsters</u>	70,000
Other: _____	_____
Subtotal:	1,023,750

Dwelling Units	Estimated Cost
Structural Problems	443,000
Laundry Facilities/Hook-ups	28,250
Closets	192,100
Common Areas	100,796
Equipment Space	-
Tenant Storage Space	-
Roofing	45,000
Plumbing	237,000
Electrical	197,000
Heating	732,000
Air Conditioning	-

Attachment G

Lead-Based Paint, Asbestos, Etc.	176,280
Accessibility, 504, Etc.	165,000
Lighting Fixtures	65,850
Kitchens	791,000
Painting and Plastering	250,408
Flooring	180,800
Windows	1,270,000
Doors	135,600
Bathroom Renovation	327,700
Locks and Hardware	73,000
Appliances	180,800
Elevators	
New Amenities	
Other: Sewer cleanouts	43,000
Other: Sidewalk repairs	76,000
Other: Burm to conceal dumpsters	185,000
Other:	
Subtotal:	5,895,584

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	122,500
Maintenance Building/Space	65,000
Community Building/Space	48,000
Laundry Facilities	340,000
Subtotal:	575,500

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	13,400
Maintenance Equipment	38,000
Community Space Equipment	8,500
Computer Equipment	8,400
Automotive Equipment	45,000
Subtotal:	113,300

Development-Oriented Management Improvements	Estimated Cost
Specific Need Bar code inventory system	46,000
Specific Need	
Specific Need	

Attachment G

Subtotal:	46,000
TOTAL DEVELOPMENT NEEDS:	7,654,134

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005017 Edgehill Homes

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	76,500
Parking Areas	117,000
Curbs and Gutters	23,500
Landscaping	77,850
Grading	35,400
Sewers	63,000
Water Lines	41,000
Gas Lines	-
Electrical System	32,000
Sub-soil Conditions	-
Playground and Tot-Lots	128,000
Miscellaneous	
Other: <u>Sewer cleanouts</u>	76,500
Other: <u>Sidewalk, fencing & railing repairs</u>	149,500
Other: <u>Burn to conceal dumpsters</u>	133,000
Other: <u></u>	
Subtotal:	953,250

Dwelling Units	Estimated Cost
Structural Problems	243,000
Laundry Facilities/Hook-ups	40,500
Closets	74,700
Common Areas	76,500
Equipment Space	-
Tenant Storage Space	-
Roofing	195,000
Plumbing	87,550
Electrical	62,500
Heating	130,500
Air Conditioning	-

Attachment G

Lead-Based Paint, Asbestos, Etc.	139,500
Accessibility, 504, Etc.	62,500
Lighting Fixtures	26,000
Kitchens	270,000
Painting and Plastering	162,000
Flooring	179,100
Windows	35,400
Doors	234,000
Bathroom Renovation	177,300
Locks and Hardware	32,000
Appliances	144,000
Elevators	
New Amenities	
Other:	
Other:	
Other:	
Other:	
Subtotal:	2,372,050

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	
Maintenance Building/Space	
Community Building/Space	
Laundry Facilities	
Subtotal:	0

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	
Maintenance Equipment	
Community Space Equipment	
Computer Equipment	
Automotive Equipment	
Subtotal:	0

Development-Oriented Management Improvements	Estimated Cost
Specific Need <u>Bar code inventory system</u>	23,000
Specific Need _____	
Specific Need _____	

Attachment G

Subtotal:	23,000
TOTAL DEVELOPMENT NEEDS:	3,348,300

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency
DEVELOPMENT NAME: TN37P005019 Hadley Park Towers

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	35,000
Parking Areas	15,000
Curbs and Gutters	10,500
Landscaping	25,000
Grading	8,000
Sewers	-
Water Lines	-
Gas Lines	-
Electrical System	-
Sub-soil Conditions	-
Playground and Tot-Lots	-
Miscellaneous	
Other: <u>Sidewalk repair</u>	20,200
Other: _____	
Other: _____	
Other: _____	
Subtotal:	113,700

Dwelling Units	Estimated Cost
Structural Problems	72,500
Laundry Facilities/Hook-ups	-
Closets	58,600
Common Areas	48,700
Equipment Space	-
Tenant Storage Space	-
Roofing	110,000
Plumbing	85,000
Electrical	87,000
Heating	310,000
Air Conditioning	110,000

Attachment G

Lead-Based Paint, Asbestos, Etc.	65,000
Accessibility, 504, Etc.	45,000
Lighting Fixtures	22,000
Kitchens	110,000
Painting and Plastering	78,000
Flooring	92,500
Windows	14,000
Doors	32,000
Bathroom Renovation	85,000
Locks and Hardware	43,000
Appliances	80,000
Elevators	150,000
New Amenities	
Other: Upgrade security System	73,000
Other: Unit conversions	310,000
Other:	
Other:	
Subtotal:	2081300

Non-Dwelling Structures**Estimated Cost**

Administrative Building/Space	43,500
Maintenance Building/Space	36,000
Community Building/Space	48,000
Laundry Facilities	320,000
Subtotal:	447,500

Non-Dwelling Equipment**Estimated Cost**

Office Furniture and Equipment	13,000
Maintenance Equipment	24,000
Community Space Equipment	8,200
Computer Equipment	8,900
Automotive Equipment	22,000
Subtotal:	76,100

Development-Oriented Management Improvements**Estimated Cost**

Specific Need	Bar code inventory system	18,000
Specific Need		
Specific Need		

Attachment G

Subtotal:	18,000
TOTAL DEVELOPMENT NEEDS:	2,736,600

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency
DEVELOPMENT NAME: TN37P005020 Madison Towers

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	26,000
Parking Areas	78,000
Curbs and Gutters	18,000
Landscaping	29,000
Grading	10,000
Sewers	15,000
Water Lines	38,000
Gas Lines	-
Electrical System	21,000
Sub-soil Conditions	-
Playground and Tot-Lots	-
Miscellaneous	
Other: <u>Sidewalk repairs</u>	18,500
Other: _____	_____
Other: _____	_____
Other: _____	_____
Subtotal:	253,500

Dwelling Units	Estimated Cost
Structural Problems	38,000
Laundry Facilities/Hook-ups	_____
Closets	_____
Common Areas	_____
Equipment Space	_____
Tenant Storage Space	_____
Roofing	89,000
Plumbing	_____
Electrical	137,150
Heating	548,600
Air Conditioning	316,500

Attachment G

Lead-Based Paint, Asbestos, Etc.		1,002,250
Accessibility, 504, Etc.		84,400
Lighting Fixtures		
Kitchens		200,450
Painting and Plastering		284,850
Flooring		179,350
Windows		18,000
Doors		142,425
Bathroom Renovation		300,675
Locks and Hardware		49,000
Appliances		168,800
Elevators		175,000
New Amenities		
Other:	Upgrade security system	83,000
Other:	Unit conversions from 0 bedroom	1,050,000
Other:	Sidewalk repairs	29,000
Other:		
Subtotal:		4,896,450

Non-Dwelling Structures**Estimated Cost**

Administrative Building/Space	45,000
Maintenance Building/Space	29,000
Community Building/Space	23,000
Laundry Facilities	292,500
Subtotal:	389,500

Non-Dwelling Equipment**Estimated Cost**

Office Furniture and Equipment	11,400
Maintenance Equipment	37,000
Community Space Equipment	8,000
Computer Equipment	8,900
Automotive Equipment	28,000
Subtotal:	93,300

Development-Oriented Management Improvements**Estimated Cost**

Specific Need	Bar code inventory system	22,000
Specific Need		
Specific Need		

Attachment G

Subtotal:	<u>22,000</u>
TOTAL DEVELOPMENT NEEDS:	<u>5,654,750</u>

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005021 Parthenon Towers

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	21,000
Parking Areas	48,000
Curbs and Gutters	10,500
Landscaping	32,000
Grading	-
Sewers	19,500
Water Lines	-
Gas Lines	-
Electrical System	12,600
Sub-soil Conditions	-
Playground and Tot-Lots	-
Miscellaneous	
Other: <u>Sidewalk repairs</u>	19,500
Other: _____	_____
Other: _____	_____
Other: _____	_____
Subtotal:	163,100

Dwelling Units	Estimated Cost
Structural Problems	79,000
Laundry Facilities/Hook-ups	-
Closets	122,425
Common Areas	73,750
Equipment Space	-
Tenant Storage Space	-
Roofing	175,000
Plumbing	270,810
Electrical	162,250
Heating	826,000
Air Conditioning	442,500

Attachment G

Lead-Based Paint, Asbestos, Etc.		20,800
Accessibility, 504, Etc.		102,660
Lighting Fixtures		
Kitchens		2,905,750
Painting and Plastering		250,750
Flooring		177,000
Windows		15,000
Doors		247,800
Bathroom Renovation		230,100
Locks and Hardware		78,000
Appliances		236,000
Elevators		180,000
New Amenities		
Other:	Upgrade security system	89,000
Other:	Unit conversions from 0 bedroom	1,750,000
Other:		
Other:		
Subtotal:		8,434,595

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	42,300
Maintenance Building/Space	36,700
Community Building/Space	5,200
Laundry Facilities	175,000
Subtotal:	259,200

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	12,300
Maintenance Equipment	29,000
Community Space Equipment	9,500
Computer Equipment	8,900
Automotive Equipment	42,000
Subtotal:	101,700

Development-Oriented Management Improvements		Estimated Cost
Specific Need	Bar code inventory system	24,000
Specific Need		
Specific Need		

Subtotal:	24,000
TOTAL DEVELOPMENT NEEDS:	8,982,595

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency
DEVELOPMENT NAME: TN37P005022 Parkway Terrace

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	53,125
Parking Areas	125,000
Curbs and Gutters	27,000
Landscaping	51,200
Grading	8,500
Sewers	40,625
Water Lines	21,875
Gas Lines	-
Electrical System	23,000
Sub-soil Conditions	-
Playground and Tot-Lots	118,750
Miscellaneous	
Other: <u>Sewer cleanouts</u>	40,625
Other: <u>Sidewalk Repairs</u>	34,375
Other: <u>Burn to conceal dumpsters</u>	117,000
Other: _____	
Subtotal:	661,075

Dwelling Units	Estimated Cost
Structural Problems	54,375
Laundry Facilities/Hook-ups	21,890
Closets	51,500
Common Areas	40,623
Equipment Space	-
Tenant Storage Space	-
Roofing	26,250
Plumbing	81,250
Electrical	68,750
Heating	400,000
Air Conditioning	-

Attachment G

Lead-Based Paint, Asbestos, Etc.	40,625
Accessibility, 504, Etc.	68,750
Lighting Fixtures	
Kitchens	225,000
Painting and Plastering	150,000
Flooring	77,500
Windows	262,500
Doors	103,125
Bathroom Renovation	137,500
Locks and Hardware	30,625
Appliances	100,000
Elevators	
New Amenities	
Other:	
Other:	
Other:	
Other:	
Subtotal:	1,940,263

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	148,000
Maintenance Building/Space	115,000
Community Building/Space	36,000
Laundry Facilities	405,000
Subtotal:	704,000

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	13,400
Maintenance Equipment	27,500
Community Space Equipment	8,000
Computer Equipment	89,000
Automotive Equipment	54,000
Subtotal:	191,900

Development-Oriented Management Improvements	Estimated Cost
Specific Need <u>Bar code inventory system</u>	24,800
Specific Need _____	
Specific Need _____	

Attachment G

Subtotal:	24,800
TOTAL DEVELOPMENT NEEDS:	3,522,038

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005024 Vine Hill Homes

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	51,450
Parking Areas	43,365
Curbs and Gutters	18,500
Landscaping	28,000
Grading	12,000
Sewers	16,000
Water Lines	60,480
Gas Lines	-
Electrical System	18,250
Sub-soil Conditions	-
Playground and Tot-Lots	24,000
Miscellaneous	
Other: <u>Sidewalk repairs</u>	21,650
Other: _____	
Other: _____	
Other: _____	
Subtotal:	293,695

Dwelling Units	Estimated Cost
Structural Problems	71,883
Laundry Facilities/Hook-ups	55,125
Closets	62,475
Common Areas	124,950
Equipment Space	-
Tenant Storage Space	-
Roofing	107,000
Plumbing	117,000
Electrical	91,845
Heating	411,600
Air Conditioning	220,500

Attachment G

Lead-Based Paint, Asbestos, Etc.	36,000
Accessibility, 504, Etc.	78,000
Lighting Fixtures	33,075
Kitchens	264,600
Painting and Plastering	113,925
Flooring	121,275
Windows	558,600
Doors	120,540
Bathroom Renovation	220,500
Locks and Hardware	33,075
Appliances	117,600
Elevators	180,000
New Amenities	
Other: Upgrade security system	90,000
Other:	
Other:	
Other:	
Subtotal:	3,229,568

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	46,200
Maintenance Building/Space	34,000
Community Building/Space	52,000
Laundry Facilities	267,000
Subtotal:	399,200

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	13,500
Maintenance Equipment	24,800
Community Space Equipment	9,500
Computer Equipment	8,900
Automotive Equipment	36,000
Subtotal:	92,700

Development-Oriented Management Improvements	Estimated Cost
Specific Need Bar code inventory system	25,000
Specific Need	
Specific Need	

Attachment G

Subtotal:	<u>25,000</u>
TOTAL DEVELOPMENT NEEDS:	<u>4,040,163</u>

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005025 Scattered Sites

PHYSICAL NEEDS

Site Improvements

Estimated Cost

Streets and Roads

Parking Areas

35,000

Curbs and Gutters

Landscaping

28,000

Grading

Sewers

Water Lines

Gas Lines

Electrical System

Sub-soil Conditions

Playground and Tot-Lots

Miscellaneous

Other: Repair sidewalks

26,250

Other: Repair fencing

21,700

Other: _____

Other: _____

Subtotal:

110,950

Dwelling Units

Estimated Cost

Structural Problems

Laundry Facilities/Hook-ups

Closets

Common Areas

Equipment Space

Tenant Storage Space

Roofing

157,500

Plumbing

Electrical

Heating

56,000

Air Conditioning

84,000

Attachment G

Lead-Based Paint, Asbestos, Etc.	
Accessibility, 504, Etc.	
Lighting Fixtures	
Kitchens	68,000
Painting and Plastering	80,000
Flooring	42,000
Windows	18,000
Doors	8,000
Bathroom Renovation	76,000
Locks and Hardware	17,500
Appliances	56,000
Elevators	
New Amenities	
Other:	
Other:	
Other:	
Other:	
Subtotal:	663,000

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	76,000
Maintenance Building/Space	25,000
Community Building/Space	42,000
Laundry Facilities	
Subtotal:	143,000

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	11,000
Maintenance Equipment	24,000
Community Space Equipment	8,000
Computer Equipment	89,000
Automotive Equipment	72,000
Subtotal:	204,000

Development-Oriented Management Improvements	Estimated Cost
Specific Need <u>Bar code inventory system</u>	42,000
Specific Need _____	
Specific Need _____	

Attachment G

Subtotal:	42,000
TOTAL DEVELOPMENT NEEDS:	1,162,950

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency
DEVELOPMENT NAME: TN37P005027 Scattered Sites

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	
Parking Areas	23,000
Curbs and Gutters	
Landscaping	37,000
Grading	
Sewers	
Water Lines	
Gas Lines	
Electrical System	
Sub-soil Conditions	
Playground and Tot-Lots	
Miscellaneous	
Other: <u>Repair sidewalks</u>	32,000
Other: <u>Repair fencing</u>	12,000
Other: _____	
Other: _____	
Subtotal:	104,000

Dwelling Units	Estimated Cost
Structural Problems	
Laundry Facilities/Hook-ups	
Closets	
Common Areas	
Equipment Space	
Tenant Storage Space	
Roofing	103,500
Plumbing	
Electrical	
Heating	82,800
Air Conditioning	55,200

Attachment G

Lead-Based Paint, Asbestos, Etc.	
Accessibility, 504, Etc.	
Lighting Fixtures	
Kitchens	89,000
Painting and Plastering	62,000
Flooring	
Windows	
Doors	
Bathroom Renovation	
Locks and Hardware	20,500
Appliances	36,800
Elevators	
New Amenities	
Other:	
Other:	
Other:	
Other:	
Subtotal:	449,800

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	
Maintenance Building/Space	
Community Building/Space	
Laundry Facilities	
Subtotal:	0

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	
Maintenance Equipment	
Community Space Equipment	
Computer Equipment	
Automotive Equipment	
Subtotal:	0

Development-Oriented Management Improvements	Estimated Cost
Specific Need	
Specific Need	
Specific Need	

Subtotal:

0

TOTAL DEVELOPMENT NEEDS:

553,800

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005028A Carleen B. Waller Manor

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	12,500
Parking Areas	
Curbs and Gutters	
Landscaping	18,500
Grading	
Sewers	
Water Lines	
Gas Lines	
Electrical System	
Sub-soil Conditions	
Playground and Tot-Lots	
Miscellaneous	
Other: <u>Sidewalk repairs</u>	8,500
Other: _____	
Other: _____	
Other: _____	
Subtotal:	39,500

Dwelling Units	Estimated Cost
Structural Problems	16,500
Laundry Facilities/Hook-ups	
Closets	
Common Areas	14,000
Equipment Space	
Tenant Storage Space	
Roofing	56,000
Plumbing	
Electrical	21,000
Heating	26,500
Air Conditioning	42,000

Attachment G

Lead-Based Paint, Asbestos, Etc.		
Accessibility, 504, Etc.		
Lighting Fixtures		
Kitchens		32,000
Painting and Plastering		42,400
Flooring		40,000
Windows		79,500
Doors		12,000
Bathroom Renovation		54,000
Locks and Hardware		8,200
Appliances		42,400
Elevators		52,000
New Amenities		
Other: Upgrade Security System		30,000
Other:		
Other:		
Other:		
Subtotal:		568,500

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	12,000
Maintenance Building/Space	
Community Building/Space	8,000
Laundry Facilities	
Subtotal:	20,000

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	6,200
Maintenance Equipment	18,000
Community Space Equipment	5,000
Computer Equipment	8,900
Automotive Equipment	14,000
Subtotal:	52,100

Development-Oriented Management Improvements	Estimated Cost
Specific Need Bar code inventory system	8,000
Specific Need	
Specific Need	

Attachment G

Subtotal:	8,000
TOTAL DEVELOPMENT NEEDS:	688,100

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005030 Scattered Sites

PHYSICAL NEEDS

Site Improvements

Estimated Cost

Streets and Roads

Parking Areas

20,000

Curbs and Gutters

Landscaping

18,000

Grading

Sewers

Water Lines

Gas Lines

Electrical System

Sub-soil Conditions

Playground and Tot-Lots

Miscellaneous

Other:

Other:

Other:

Other:

Subtotal:

38,000

Dwelling Units

Estimated Cost

Structural Problems

Laundry Facilities/Hook-ups

Closets

Common Areas

Equipment Space

Tenant Storage Space

Roofing

90,000

Plumbing

Electrical

Heating

55,200

Air Conditioning

62,000

Attachment G

Lead-Based Paint, Asbestos, Etc.	
Accessibility, 504, Etc.	
Lighting Fixtures	
Kitchens	59,000
Painting and Plastering	41,400
Flooring	25,000
Windows	5,000
Doors	6,000
Bathroom Renovation	41,000
Locks and Hardware	6,000
Appliances	36,800
Elevators	
New Amenities	
Other:	
Other:	
Other:	
Other:	
Subtotal:	427,400

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	
Maintenance Building/Space	
Community Building/Space	
Laundry Facilities	
Subtotal:	0

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	
Maintenance Equipment	
Community Space Equipment	
Computer Equipment	
Automotive Equipment	
Subtotal:	0

Development-Oriented Management Improvements	Estimated Cost
Specific Need	
Specific Need	
Specific Need	

Subtotal:

0

TOTAL DEVELOPMENT NEEDS:

465,400

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency
DEVELOPMENT NAME: TN37P005031 Scattered Sites

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	
Parking Areas	20,000
Curbs and Gutters	
Landscaping	12,000
Grading	
Sewers	
Water Lines	
Gas Lines	
Electrical System	
Sub-soil Conditions	
Playground and Tot-Lots	
Miscellaneous	
Other: <u>Sidewalk repairs</u>	26,000
Other: <u>Fencing repairs</u>	14,000
Other: _____	
Other: _____	
Subtotal:	72,000

Dwelling Units	Estimated Cost
Structural Problems	
Laundry Facilities/Hook-ups	
Closets	
Common Areas	
Equipment Space	
Tenant Storage Space	
Roofing	90,000
Plumbing	
Electrical	5,000
Heating	8,000
Air Conditioning	9,000

Attachment G

Lead-Based Paint, Asbestos, Etc.	
Accessibility, 504, Etc.	
Lighting Fixtures	3,000
Kitchens	15,000
Painting and Plastering	35,000
Flooring	30,000
Windows	11,200
Doors	6,500
Bathroom Renovation	31,000
Locks and Hardware	5,000
Appliances	32,000
Elevators	
New Amenities	
Other:	
Other:	
Other:	
Other:	
Subtotal:	280,700

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	
Maintenance Building/Space	
Community Building/Space	
Laundry Facilities	
Subtotal:	0

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	
Maintenance Equipment	
Community Space Equipment	
Computer Equipment	
Automotive Equipment	
Subtotal:	0

Development-Oriented Management Improvements	Estimated Cost
Specific Need	
Specific Need	
Specific Need	

Subtotal:

0

TOTAL DEVELOPMENT NEEDS:

352,700

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency
DEVELOPMENT NAME: TN37P005032 Scattered Sites

PHYSICAL NEEDS

Site Improvements	Estimated Cost
Streets and Roads	
Parking Areas	18,000
Curbs and Gutters	
Landscaping	16,000
Grading	
Sewers	
Water Lines	
Gas Lines	
Electrical System	
Sub-soil Conditions	
Playground and Tot-Lots	
Miscellaneous	
Other: <u>Sidewalk repairs</u>	13,000
Other: <u>Fencing repairs</u>	85,000
Other: _____	
Other: _____	
Subtotal:	132,000

Dwelling Units	Estimated Cost
Structural Problems	
Laundry Facilities/Hook-ups	
Closets	
Common Areas	
Equipment Space	
Tenant Storage Space	
Roofing	117,000
Plumbing	
Electrical	
Heating	8,000
Air Conditioning	12,000

Attachment G

Lead-Based Paint, Asbestos, Etc.	
Accessibility, 504, Etc.	
Lighting Fixtures	
Kitchens	15,000
Painting and Plastering	20,000
Flooring	10,000
Windows	
Doors	
Bathroom Renovation	23,000
Locks and Hardware	5,000
Appliances	
Elevators	
New Amenities	
Other:	
Other:	
Other:	
Other:	
Subtotal:	210,000

Non-Dwelling Structures	Estimated Cost
Administrative Building/Space	
Maintenance Building/Space	
Community Building/Space	
Laundry Facilities	
Subtotal:	0

Non-Dwelling Equipment	Estimated Cost
Office Furniture and Equipment	
Maintenance Equipment	
Community Space Equipment	
Computer Equipment	
Automotive Equipment	
Subtotal:	0

Development-Oriented Management Improvements	Estimated Cost
Specific Need	
Specific Need	
Specific Need	

Subtotal:

0

TOTAL DEVELOPMENT NEEDS:

342,000

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005034 Scattered Sites

PHYSICAL NEEDS

Site Improvements

Estimated Cost

Streets and Roads

Parking Areas

27,000

Curbs and Gutters

Landscaping

18,000

Grading

Sewers

Water Lines

Gas Lines

Electrical System

Sub-soil Conditions

Playground and Tot-Lots

Miscellaneous

Other: Sidewalk repairs

10,000

Other: Fencing repairs

8,000

Other: _____

Other: _____

Subtotal:

63,000

Dwelling Units

Estimated Cost

Structural Problems

Laundry Facilities/Hook-ups

Closets

Common Areas

Equipment Space

Tenant Storage Space

Roofing

Plumbing

Electrical

Heating

Air Conditioning

Lead-Based Paint, Asbestos, Etc.

Accessibility, 504, Etc.

Lighting Fixtures

Kitchens

Painting and Plastering

Flooring

Windows

Doors

Bathroom Renovation

Locks and Hardware

Appliances

Elevators

New Amenities

Other:

Other:

Other:

Other:

Subtotal:

0

Non-Dwelling Structures**Estimated Cost**

Administrative Building/Space

Maintenance Building/Space

Community Building/Space

Laundry Facilities

Subtotal:

0

Non-Dwelling Equipment**Estimated Cost**

Office Furniture and Equipment

Maintenance Equipment

Community Space Equipment

Computer Equipment

Automotive Equipment

Subtotal:

0

Development-Oriented Management Improvements**Estimated Cost**

Specific Need

Specific Need

Specific Need

Subtotal:

0

TOTAL DEVELOPMENT NEEDS:

63,000

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency

DEVELOPMENT NAME: TN37P005035 Scattered Sites

PHYSICAL NEEDS

Site Improvements

Estimated Cost

Streets and Roads

Parking Areas

Curbs and Gutters

Landscaping

Grading

Sewers

Water Lines

Gas Lines

Electrical System

Sub-soil Conditions

Playground and Tot-Lots

Miscellaneous

Other:

Other:

Other:

Other:

Subtotal:

0

Dwelling Units

Estimated Cost

Structural Problems

Laundry Facilities/Hook-ups

Closets

Common Areas

Equipment Space

Tenant Storage Space

Roofing

Plumbing

Electrical

Heating

Air Conditioning

Lead-Based Paint, Asbestos, Etc.

Accessibility, 504, Etc.

Lighting Fixtures

Kitchens

Painting and Plastering

Flooring

Windows

Doors

Bathroom Renovation

Locks and Hardware

Appliances

Elevators

New Amenities

Other:

Other:

Other:

Other:

Subtotal:

0

Non-Dwelling Structures**Estimated Cost**

Administrative Building/Space

Maintenance Building/Space

Community Building/Space

Laundry Facilities

Subtotal:

0

Non-Dwelling Equipment**Estimated Cost**

Office Furniture and Equipment

Maintenance Equipment

Community Space Equipment

Computer Equipment

Automotive Equipment

Subtotal:

0

Development-Oriented Management Improvements**Estimated Cost**

Specific Need

Specific Need

Specific Need

Subtotal:

0

TOTAL DEVELOPMENT NEEDS:

0

CAPITAL FUNDS NEEDS ASSESSMENT

HOUSING AUTHORITY: Metropolitan Development and Housing Agency
DEVELOPMENT NAME: TN37P005036 Scattered Sites

PHYSICAL NEEDS

Site Improvements	Estimated Cost
--------------------------	-----------------------

Streets and Roads	_____
Parking Areas	_____
Curbs and Gutters	_____
Landscaping	_____
Grading	_____
Sewers	_____
Water Lines	_____
Gas Lines	_____
Electrical System	_____
Sub-soil Conditions	_____
Playground and Tot-Lots	_____
Miscellaneous	_____
Other: _____	_____
Other: _____	_____
Other: _____	_____
Other: _____	_____

Subtotal:	_____
------------------	-------

Dwelling Units	Estimated Cost
-----------------------	-----------------------

Structural Problems	_____
Laundry Facilities/Hook-ups	_____
Closets	_____
Common Areas	_____
Equipment Space	_____
Tenant Storage Space	_____
Roofing	_____
Plumbing	_____

Electrical	_____
Heating	_____
Air Conditioning	_____

Lead-Based Paint, Asbestos, Etc.

Accessibility, 504, Etc.

Lighting Fixtures

Kitchens

Painting and Plastering

Flooring

Windows

Doors

Bathroom Renovation

Locks and Hardware

Appliances

Elevators

New Amenities

Other:

Other:

Other:

Other:

Subtotal:

0

Non-Dwelling Structures**Estimated Cost**

Administrative Building/Space

Maintenance Building/Space

Community Building/Space

Laundry Facilities

Subtotal:

0

Non-Dwelling Equipment**Estimated Cost**

Office Furniture and Equipment

Maintenance Equipment

Community Space Equipment

Computer Equipment

Automotive Equipment

Subtotal:

0

Development-Oriented Management Improvements**Estimated Cost**

Specific Need

Specific Need

Specific Need

Subtotal:

0

TOTAL DEVELOPMENT NEEDS:

0

Attachment H
Resident Advisory Boards' Comments and Public Hearing
Metropolitan Development and Housing Agency

Minutes/Agency Plan Resident Advisory Committee/2-23-00

HOUSING STAFF PRESENT

Jerry Seay-Director of Housing Mgt., Peaches Manning-R.A. Coordinator

MEMBERS PRESENT

Wanda Hugger-J.A. Cayce, Gayle Fleming-J.H. Hale, Lena Stewart-Edgefield Manor, Joel Tinnin-I.W. Gernert, Leslie Watkins-Neighborhood Housing

*****ISSUES DISCUSSED*****

➤ **STATEMENT OF POLICIES/AGENCY'S PLAN & RESIDENTS INPUT**

Mr. Seay greeted all present and asked members of Advisory Committee if managers had discussed the new statements of policy.

Presidents had read materials but at present time their managers had not gone over the material with them. Mr. Seay stated he would inform the managers to review the plan with the R/A Presidents.

➤ **PET POLICY**

Previous discussion from the Council of Presidents meeting on subject of insurance. Mr. Seay advised group that insurance is not required by any of the other complexes and will not be required by MDHA. Although residents will have to follow Pet Policy. **Questions asked--** when will it come into effect? Mr. Seay replied when HUD releases final guidelines to us.

➤ **LEASE**

New lease and lease terms were discussed. Ms. Watkins had made previous recommendations to change neighborhood housing from two late payments per annual to three per annual. This change was made. Also discussed on the lease subject were live in friends (male or female). Mr. Seay stated agency is not really pushing this issue at this time.

➤ **TRESSPASSING**

The committee discussed the new one strike provisions, especially the issue of parolees and no trespassing. Ms. Watkins and Mr. Tinnin feels that common judgement should be shown sometime when they are trying to reach their destination and police stops them. They feel the managers should really know who is trespassing or if the police have other problems with them they should act accordingly. Ms. Flemmings stated she does not feel they need to question the officers reasons. She is glad to see the police come to her site and remove trespassers, it makes her feel safer.

➤ **DISCUSSIONS**

Evictions- residents not leaving the premises after being evicted.

➤ **COMMUNITY SERVICE**

Mr. Seay advised on site training will be available through Community Services department.

Questions: Will parents with children that are disabled have to participate in community service program? (Watkins) Mr. Seay replied, at present time they have not looked into that situation.

➤ **HOPE VI**

Mr. Seay explained Hope VI procedure. **Questions asked**—Where will people go? Is there enough housing? (Flemmings) Mr. Seay explained fifty have already moved from Preston Taylor.

Questions asked—What site will be next? (Hugger) Mr. Seay replied if money becomes available perhaps James Cayce Homes will be next. Ms. Hugger stated residents are concerned and they constantly ask her. Mr. Seay advised Ms. Hugger that he or someone knowledgeable of the Hope VI program would come out and speak to residents to ease the tension. Hope VI tax credit has strict guidelines. You must stay in Hope VI money guidelines, if not you will be placed in another bracket and will have to move if another unit or back to housing site.

➤ **COMMUNITY MEETINGS**

Ms. Hugger spoke concerns of the East meetings. She and Ms. Stewart served on as committee people and she feels others need to attend. She feels that the people in their community are being left out.

➤ **FLAT RENT**

Mr. Seay explained flat rent. Each member was given a copy of the flat rent guidelines. Great discussion from panel. MDHA is going from ceiling to flat rent, these are the sites that were chosen: Cayce, Sudekum, Hale, and Levy. They were chosen because they have the lowest annual and net incomes, lowest average rents, and lowest number of ceiling rents. A higher flat rent is made for Scattered Sites based on a high-income level. Flat rents will be lower than current ceiling rents at these developments in order to encourage more working families to move in. After all spoke and they agreed this was good idea, it was voted and passed for flat rent procedures to come into effect by Resident Advisory Committee.

***NOTE: MDHA has not raised ceiling rent(s) in over 10 years .**

➤ **MEETING ADJOURNED**

**Section 8
Resident Advisory Committee
Meeting
March 10, 2000
Minutes**

ATTENDEES:

Elizabeth S. Howse
Cynthia Archibald
Charlene Williams
Pat Clark, MDHA
Pam Holliman, MDHA

Discussed items:

Home Ownership Program for Section 8 tenant, FFS participants
Escrow Account
FSS rules
Program 5 years if extended additional 2 years, no more than 7 years.
Open business – Working Smart Program
How do you think Section 8 treats you as a participant?
Training classes for new Section 8 participants
Any changes you would like to see in the Section 8 Program

HUD changes 10-1-99
All vouchers
No damage claims
No back rents – vacate
One months rent as a deposit
Owners use their own lease

Problems in apartment complex note to landlord and copy to Section 8.
Owners by accepting rent from Sec. 8 Program agree to furnish a safe, decent and sanitary dwelling.
Ms. Archibald stated that Willow Pointe Apartments due date for tenant rent, letter to Sec. 8 tenant only.
No notice left when apartment entered and no notes of why premises was entered.
No prior notice saying the management or maintenance were coming to gain access to apartment.

SECTION 8 RESIDENT ADVISORY COMMITTEE MEETING
MINUTES
April 21, 2000

Members Present: Latonya Fitts
 Elizabeth Howse
 Charlene Williams
 Pat Clark, MDHA
 Pam Holliman, MDHA

Members Absent: Cynthia Archibald
 Jillian Dixon
 Dorothea Hatch

Topics Discussed:

Section 8 Administrative Plan

Section 6.0 Qualifications for getting bedroom change
 Children of same sex will share a bedroom
 Children of opposite sex, both under the age of 4 will share
 a bedroom.

Section 7.2 Procedures Regarding Family Moves

The first paragraph was re-worded to eliminate reference made to a "new-movers briefing". MDHA does not officially conduct a briefing as was described in the template. The paragraph was changed to state MDHA would advise the family of their obligations and provide information needed to assist them in moving.

Section 14.2 Interim Reexaminations

Families will be required to report any increase in income or decreases in allowable expenses between annual re-examinations.

Section 21.3 Homeownership Program

Program designed to allow Section 8 Family Self-Sufficiency participants to use existing rental subsidies for homeownership

**MINUTES OF MEETING--PUBLIC HEARING
FOR COMMENT ON PHA PLANS
FOR THE
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
May 23, 2000 – 5:00 PM - MDHA TRAINING CENTER
1419 8TH AVENUE NORTH
NASHVILLE, TENNESSEE**

Jim Thiltgen, Deputy Executive Director opened the meeting at 5:00 p.m. and welcomed everyone in attendance. He stated that the Department of Housing and Urban Development has requested that the housing agencies develop their PHA Five-Year Plan and One-Year Plan using an electronic template provided by HUD. MDHA has been working with residents over the years to adopt policies and procedures that are now being summarized in the five and one year plans. At a recent Board meeting a modification had been made to the Statement of Policies to bring in the new flat rents. Each year the same process will be followed to update the Plans. The Comprehensive Grant Program (now called Capital Fund) application will be included in the plan and the Drug Elimination Grant application will also be included. Mr. Thiltgen then stated the areas of Section 8, Public Housing, Comprehensive Grant and the Drug Elimination Grant will be explained, after which questions and comments will be entertained. Any question and comments will be considered before the Board of Commissioners adopts the Plans and will be included in the Plans submitted to HUD.

Jerry Seay, Director of Housing Management, outlined the major changes in MDHA's Admissions and Continued Occupancy Policy and Dwelling Lease. He stated a new definition of family reads two or more persons sharing a residency whose income and resources are available to meet the family needs, allowing unmarried couples to be co-leasees. The HOPE VI lump sum payments from Social Security, SSI and Lottery winnings are counted as net assets. Minimum rent is reduced to \$30; exemptions from paying the minimum rent because of financial hardships are allowed; and residents have a choice between flat rents and income based rent. Mr. Seay stated that MDHA must now permanently deny admission to anyone convicted of manufacturing or producing methamphetamine on the premises and must immediately evict anyone for producing methamphetamine; these have been added to categories of ineligibility for applicants. Credit reports will be used as basis for ineligibility and a Pets Policy for family developments have been adopted. Mr. Seay also stated the dwelling lease has been totally rewritten to make it easier to read and more user friendly. Mr. Seay stated the most controversial issues would be dealing with the 8-hour community service work that becomes effective October 1, 2000. This requires all residents 18 or over that are not employed, in school, in a self-sufficiency program, elderly or disabled to complete 8 hours of community service work monthly. To make this less burdensome for residents, MDHA is developing an in-house training program that will meet this requirement. Residents who fail to meet this requirement will not be able to renew their leases.

Pat Clark, Director of Rental Assistance, next reported to the group that HUD had approved an application for the Section 8 Homeownership Program, and participants of the Section 8 Family Self Sufficiency with at least \$3,000 in their escrow account had been

identified and invited to participate in the program. Thirty-three persons were present at the Homeownership Informational meeting held at Affordable Housing Resources, Inc. and a follow-up meeting will assess the 31 who signed up for the one-on-one counseling to determine readiness for homeownership. MDHA will work cooperatively with Affordable Housing Resources, Inc. to implement the program. MDHA's program will be based on the family having a 1st mortgage (conventional 30-year mortgage, no subsidy, based on amount tenant income will support), and a 2nd mortgage through Affordable Housing Resources, Inc. The second mortgage will be paid down by the Section 8 Voucher subsidy and paid off in four to five years. Eligibility for a participant requires a steady job and income for at least one year; be a first-time homebuyer; have at least \$3,000 in escrow account; and be enrolled in a Self-Sufficiency Program.

Ed Shewmaker, Modernization Coordinator, next explained to those present that this year the Agency Plan includes an application for grant funds from HUD that was formally referred to as the Comprehensive Grant Application and is now referred to as the Capital Fund Program. This plan comprises of an Annual Statement and a Five (5) Year Action Plan. He stated the proposed spending, unless objected to, in the Annual Statement would spend a majority of the funds on Phase II Renovation for J.C. Napier Homes, which includes complete interior and exterior renovations. The remaining funds would be spent on replacing roofs at Cheatham Place, Edgehill Homes, Madison Towers, Parthenon Towers, TN 5-25 Scattered Sites, TN 5-27 Scattered Sites and installing building sprinkler systems at Vine Hill Towers and Carleen Waller Manor. After explaining the proposed FY 2000 spending, the proposed spending for FY 2001 through FY 2005 was reviewed. He explained to those present that the work items listed were only proposed and the Agency did not know if the Capital Fund Program would stay at the same level of funding. If funding remained constant, the focus will be on completing the renovation of J. C. Napier Homes, Andrew Jackson Courts and Cumberland View, then move to renovation and conversion of several zero (0) bedroom units to one and two bedroom units in our high rise facilities.

Jan Platt, Acting Director of General Services, presented information on the Public Housing Drug Elimination Program Plan for FY 2000, and stated it is included in the Public Housing Agency Plan. As of FY'1999, the Public Housing Drug Elimination Program (PHDEP) was converted from a competitive grant to a formula allocation plan, which allows MDHA to receive its allotted portion of PHDEP funds each year for five years. The FY 2000 Plan represents year two of the five-year funding cycle. The following major categories are included in the Public Housing Drug Elimination Program Plan for FY 2000:

1. MDHA used as an estimated amount for the grant the total of \$1,377,047, which is the amount we received for FY'1999. We will be notified by HUD in the fall of 2000 the exact amount of funds we will receive. The maximum time for expending these funds is twenty-four months.
2. The primary developments targeted in this allocation will be James A. Cayce Homes, Parkway Terrace, Sam Levy Homes and Cumberland View. MDHA reserves the right to extend grant activities into Tony Sudekum Homes, J.C. Napier Homes and John Henry Hale Homes should circumstances warrant such action.

3. A consortium of agencies has been assembled to participate in PHDEP activities. These agencies include, but are not limited to, Metro Parks, Juvenile Court of Davidson County, Project Reflect, YMCA, Entrepreneur Guidance and Training, Meharry SISTER, Metro Police, Gra-Mar Pirates Athletic Association and Project S.E.E. The activities provided by these agencies are designed to attract residents of all ages, to promote academic enrichment and achievement, to offer job skills training and employment opportunities, and to facilitate substance abuse education, identification and intervention.
4. The grant will include an Advisory Council, composed of representatives from all participating agencies and development residents, which will meet monthly to coordinate grant activities and address and solve problems. It will also include a Professional Evaluator and an Evaluation Task Force to gather and review necessary data, to evaluate grant progress and to recommend changes as a result of this process.
5. The grant is divided into four primary areas, Enhanced Law Enforcement, Physical Improvements (such as improved outside lighting), Drug Prevention and Drug Intervention. The Public Housing Drug Elimination Program Plan includes specific goals, objectives and milestones for all grant activities.

Gerald Nicely, Executive Director, next stated that the Resident Association Councils have reviewed the Plan prior to this public hearing. He then opened the floor for comments and questions. Mr. Joel Tinnin asked Ms. Platt about moving the programs of the DEG to other locations where the need is greater. Ms. Platt stated neighborhoods and problem areas are being investigated and that more flexibility is available now in relocating the programs to developments where we feel they are needed.

Reverend Bill Barnes next stated that the past Turnkey III Program in the Edgehill area of Nashville had provided opportunities for renters to become homeowners, and he is very excited about the Section 8 Homeownership Program, feeling that this is following the same principal as Turnkey III.

Mr. William Thompson asked if family public housing sites has the escrow accounts for the Homeownership Program. Charlene Murphy, Director of Community Services, stated that public housing residents have the opportunity to participate in the Self-Sufficiency Program. She stated the residents have the choice of rent exclusion over the escrow account, and public housing residents will not be excluded in the program to become homeowners. Ms. Deatrice Gilbert inquired when the next Self-Sufficiency classes would begin and Ms. Murphy stated that one would be beginning in June at Vine Hill; further classes are set up as soon as there are enough interested participants in a housing development.

MDHA Board Chair Chase Cole stated the entire presentation sounds very impressive.

With no other questions or comments, Mr. Nicely thanked everyone for attending the meeting, and the meeting was adjourned.

